



SAMUEL WOOD

Acorns Church Road, Brimfield, Ludlow, Shropshire, SY8 4NF

Offers Over £600,000



Acorns Church Road

Brimfield, Ludlow, Shropshire, SY8 4NF



- Executive 4 / 5 bedroom detached house
- Numerous amenities within walking distance
- Driveway parking for 5 cars and garage
- Internal inspection essential
- Tucked away position in village
- Much improved internal accommodation
- Mature and well maintained gardens

This executive 4/ 5 bedroom detached residence sits in a lovely non estate position in this popular and well serviced North Herefordshire village. Outside there is excellent driveway parking, garage and mature gardens. Accommodation much improved by the current vendors benefits from oil fired heating, new upvc double glazing and external doors to include: Entrance Hall, Cloakroom, Living Room with wood burner, Magnificent Family Kitchen opening into Dining Room, Utility Room, Study / Bedroom 5, First Floor Galliered Landing with 4 Bedrooms, En-suite Shower Room and House Bathroom. Internal inspection advised. EPC Rating - D



Acorn sits in a lovely tucked away position on a no through road just off the village center. Facilities include Church, Village Hall, Pub (currently closed) whilst also walking distance at Woofferton is The Salway Arms, Large Garage with an Asda To Go, Greggs, Starbucks and Travel Lodge. A comprehensive range of facilities can be found in the historic market town of Ludlow sitting to the North, Leominster to the South and Tenbury wells to the West, all being approximate 10 minute drive. Accommodation is fully described as follows:

Recessed Porch

Front door with matching side window opens into

Entrance Hall

Having understairs storage cupboard, oak effect floor and attractive oak doors then lead off to

Cloakroom

Having window to frontage and a suite in white of wash hand basin and wc

Living Room

Has dual aspect with window to frontage and double doors to rear garden, feature fireplace with oak beam over and a Clearview multi fuel stove fitted.

Large Family Kitchen

Having seating area with Bi-fold doors out onto the garden, modernised kitchen having further window to rear elevation, range of matching units with cream gloss fronts, display cupboards, heat resistant work surfaces with matching splashbacks, 1 1/2 bowl stainless steel sink unit and planned space for a Range cooker with extractor positioned above, integrated dishwasher, room for an American style fridge/freezer and opening then through into the



Dining Room

Having Bi-fold doors out onto the garden and further window to the same

Utility Room

Having units matching that of the kitchen, heat resistant work surface, 1 ½ bowl stainless steel sink unit, planned space and plumbing for washing machine and a dryer.

Study / Bedroom 5

Having 2 windows to front elevation and a shelved cupboard.

First Floor Galleried Landing

Having window to frontage, dado rail and access into roofspace with drop down ladder.

Bedroom 1

Having window to frontage, 3 sets of wardrobes all with hanging rail and shelves

En-suite Shower Room

Having window to rear, suite of wc, pedestal wash hand basin and double width shower cubicle with shower fitted.

Bedroom 2

Has window overlooking rear garden and double opening doors into wardrobe cupboard.

Bedroom 3

Has window to rear elevation.

Bedroom 4

Has window to frontage and double opening doors into wardrobe cupboard.

Family Bathroom

Has window to rear, suite in white of wc, pedestal wash hand basin, panelled bath with shower attachment and tiled surround, separate shower cubicle with multi head shower fitted and tiled splashbacks. Door into Linen cupboard with shelves.

Outside

The property is approached onto a gravelled driveway which provides parking for 4/5 vehicles. There is a pretty front garden mainly laid to lawn with some mature trees, laurel hedging to front elevation and mature hedging to either side aiding privacy. Off the driveway up and over door leads to garage having concrete floor, light and power fitted, window and door to rear elevations. Gated access then leads into the rear garden passing a woodstore. The rear garden is again enclosed by mature hedging and high board fencing to both side and rear elevation aiding privacy. There are gravelled sections nearest the house which is ideal for summer dining / barbeques, level lawned garden with 3 steps up to a second lawned area where a corner seating area can be found. There is a nice selection of mature trees and shrubs and sitting at the rear of the garage is a garden shed along with the externally housed oil fired boiler.

Services

Mains electricity, mains water, mains drainage, oil fired heating to radiators, new upvc double glazed windows and doors fitted 2022. There is also the benefit of woodburning stove in the Living Room. Broadband speed Basic 18 Mbps, Superfast 250 Mbps, Flood Risk – Very Low.

Local Authority

Herefordshire Council
Council Tax Band - E





Tenure

The property is Freehold

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

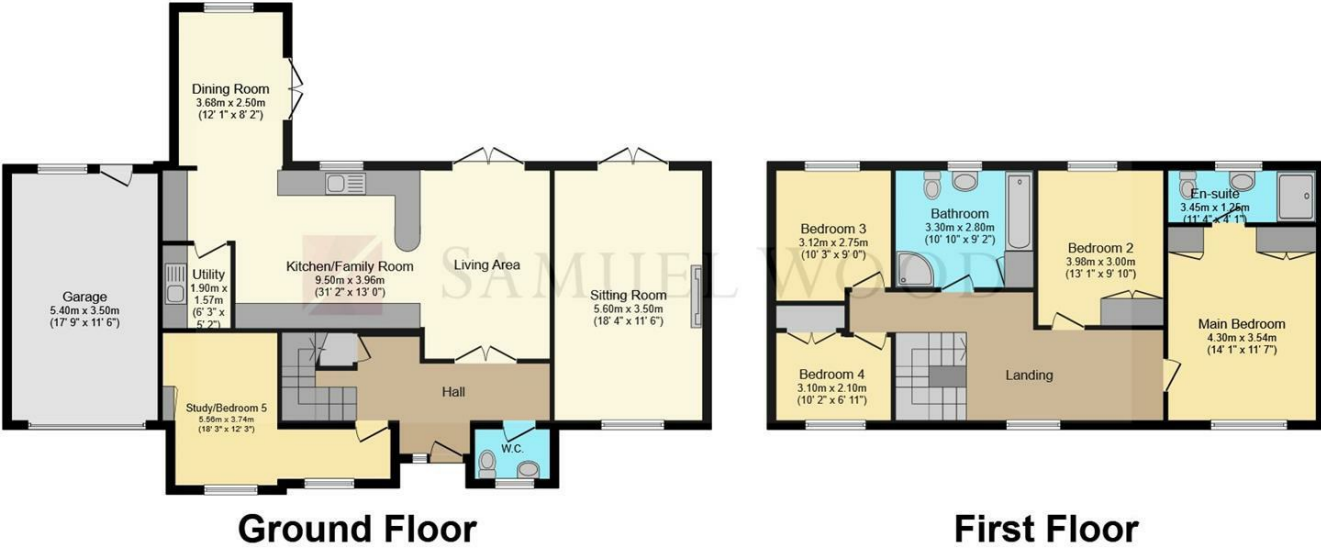
As you proceed from Ludlow on the A49 going passed The Salway Arms on your right hand side (on a crossroads) 400 meters after the crossroads there is a turning on the left into Brimfield, take this turn and follow the road in through the village passed the Roebuck Inn public house, take the immediate turn on the left hand side after the pub, follow this lane passed the village hall and the drive into Acorns is the 2nd drive on the left hand side.







Floor Plans



Total floor area 196.1 m² (2,111 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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