



SAMUEL WOOD

Eldin Wyson, Brimfield, Ludlow, Shropshire, SY8 4NL

Asking Price £600,000



# Eldin Wyson

Brimfield, Ludlow, Shropshire, SY8 4NL



- Spacious 5-Bedroom Executive Home – beautifully presented detached residence approx. 2,000 sq. ft. of stylish, versatile living space.
- Generous 1/5-Acre Plot – attractive level gardens offering privacy, mature planting, and space for outdoor dining, entertaining, and family life.
- Stylish Kitchen/Breakfast Room – fitted with quality Neff & Bosch appliances, large pantry, and ample space for family dining.
- Quality Finishes Throughout – oak flooring, Clearview wood-burning stove, and part underfloor heating add warmth and character
- Ample Parking – private brick-paved driveway with parking for several vehicles, surrounded by well-kept lawns and a mature cherry tree
- Sought-After Village Location – nestled in the popular and well-served village of Brimfield, just a short drive from Ludlow, Leominster, and Tenbury Wells
- Exceptional Ground Floor Layout – includes three reception rooms, a bright conservatory, and a study/home office perfect for hybrid working.
- Five Double Bedrooms & Three Bathrooms – including two en-suite shower rooms and a modern family bathroom.
- Converted Garage & Superb Utility Space – now incorporating a modern utility, boot room, and vestibule with excellent fitted storage.
- Thriving Community – walk to local amenities including pubs, café stops (Greggs & Starbucks), church, village hall, and Brimfield & Little Hereford Sports Club

This 5 bedroom detached executive home sits in the popular and well serviced village of Brimfield and sits on a plot extending to 1/5th of an acre, that includes excellent bricked driveway and an attractive rear garden. Accommodation benefitting from gas fired heating, upvc double glazing and wood burning stove includes: Entrance Porch, Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Study, Cloakroom, converted Garage incorporating a large and modern Utility, Boot Room and Entrance Vestibule. On the first floor there are 5 Bedrooms of which 2 have En-suite Shower Rooms and House Bathroom. Internal inspection of this delightful home is advised.



Brimfield is a popular village nestled in North Herefordshire and within a short drive of historic Ludlow, Tenbury Wells and Leominster. Within walking distance from the property sits the Salway Arms public House, an excellent garage with an Asda to go, Greggs and separate Starbucks. Whilst the second pub in the village The Roebuck is currently closed, there is also a village hall, Church, active community and on the outskirts of the village Brimfield and Little Hereford Sports Club which provides Bowls, Football and social events.

## Front door

with matching side window opens into

## Reception Porch

Having wood floor and glazed door then opens into

## Entrance Hall

Having oak floor and large coat cupboard with hanging rail

## Sitting Room

Having dual aspect with window to front elevation and double doors with view over the rear garden. There is oak flooring, oak fire surround, Clearview woodburning stove sat on a slate hearth.

## Dining Room

Having opening through into

## Conservatory

Which is of upvc construction and has a lovely view over the garden and double doors to the same.



### **Kitchen/ Breakfast Room**

Having window and door overlooking rear garden, tiled floor, ample room for table and chairs, fitted with a range of matching units with cream coloured fronts, stainless steel sink unit, Neff electric hob with extractor positioned above, Bosch double oven adjacent, integrated dishwasher and fridge. Oak doors into large pantry cupboard with tiled floor and extensive shelving.

### **Study**

Having tiled floor and window to frontage.

### **Cloakroom**

Having window to front side and a suite in white of wc and wash hand basin.

### **Utility Room**

Attractively fitted with a modern range of matching units, Belfast style sink unit, room for fridge freezer and washing machine. Sliding oak door into

### **Entrance Vestibule**

With some excellent fitted storage and door and window to front elevation.

### **Boot Room**

Having further fitted cupboards, door and window to rear garden. The utility cupboard houses the recently replaced oil fired boiler which heats domestic hot water, radiators in the main part of the house and some under floor heating.

### **First Floor Landing**

Having large picture window to front elevation, oak floor and further small window to frontage. Access to roof space.

### **Bedroom 1**

Having window to frontage, oak flooring and excellent range of bedroom furniture that includes extensive wardrobe cupboards, chest of drawers and bedside cabinets.

### **En-Suite Shower Room**

Having window to rear elevation, tiled floor, suite in white of wc, wash hand basin with large vanity cupboard, double width shower cubicle with shower fitted and tiled splashbacks.

### **Bedroom 3**

Having window to rear elevation overlooking the garden and the field behind.

### **Bedroom 4**

Having window to rear with that same view as Bedroom 3

### **House Bathroom**

Having window to frontage, tiled floor, modern suite in white of large panelled bath, wash hand basin with vanity cupboard, wc and separate shower cubicle with shower fitted. Door into airing cupboard housing the hot water cylinder and shelving.

At the other end of the Landing there is a second access to the roof space and

### **Bedroom 2 with En-Suite Shower Room**

The bedroom area having window overlooking the rear garden whilst the shower room having a modern suite in white of wash hand basin with vanity cupboard, wc and corner shower with shower fitted. Door into wardrobe cupboard with hanging rail and shelf.

### **Bedroom 5**

Having window to frontage





### Services:

Mains electricity, mains water, mains drainage, Mains gas heating to radiators and part underfloor heating on the ground floor. Wood burner in the lounge. Broadband Speeds Basic – 17 Mbps, Superfast – 54 Mbps, Ultrafast – 300 Mbps, Flood Risk – No Risk.

### Local Authority:

Herefordshire, council tax band - F

### Outside:

The property is approached over a bricked driveway which gives access to the five properties in this small and exclusive cluster of homes. The bricked driveway then turns into the properties private parking area which circles around a grass section with a mature cherry tree and provides excellent parking. There is then a second grassed area on the opposite side of the drive and a low laurel hedge to the lane boundary. There is gated access to either side of the property which leads into the attractive rear garden which is level, has high board fencing to both side and rear elevations aiding privacy and does back onto a field. Right across the rear of the house there is a part flagstone, part paved patio, ideal for summer dining/barbeques. There is a useful timber built dog run, low fencing then leads to a productive vegetable section with raised beds, Rhubarb and some soft fruits and a good sized garden shed. Around the outside of the garden there are some well established flowering borders and a mature apple tree.

### 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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### Directions

Proceeding from Ludlow on the A49 South, you will see the Salway Arms public house on your right hand side on a crossroads. Take the turning immediately after the Salway Arms into Wyson Lane and the property will be found after around 600 -700 metres on the left hand side as indicated by the Agents For Sale sign







## Floor Plans



### Ground Floor

Floor area 108.5 sq.m. (1,168 sq.ft.)



### First Floor

Floor area 80.4 sq.m. (866 sq.ft.)

**Total floor area: 188.9 sq.m. (2,034 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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