

VICTORIA COTTAGE

WYSON LANE, BRIMFIELD, LUDLOW, SHROPSHIRE, SY8 4NQ



**A CHARACTER THREE BEDROOM COTTAGE FOR IMPROVEMENT
WITH A POTENTIAL BUILDING PLOT WITHIN THE LARGE GARDENS.**

GUIDE PRICE: £185,000



16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Telephone: 01584 810 555

www.nickchampion.co.uk

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APPROXIMATE DISTANCES

Tenbury Wells – 5 miles, Ludlow – 5 miles, Leominster – 7 miles, Hereford – 20 miles, Kidderminster – 22 miles, Worcester – 26 miles, M5 J6 – 28 miles, Shrewsbury – 35 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 sign posted Shrewsbury/Leominster. Proceed for 4 miles before taking a left hand turn for Brimfield. Continue for 0.6 mile and at the T Junction in Brimfield turn right sign posted Shrewsbury/Leominster (A49) and take the first left onto Wyson Lane. Victoria Cottage will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION

Victoria Cottage is situated on Wyson Lane in the popular village of Brimfield in between historic Ludlow and the market towns of Leominster and Tenbury Wells. The Roebuck Inn is within easy walking distance, as is the church and the village hall which holds regular events. The Salwey Arms has recently reopened and is less than a mile from the property. Victoria Cottage is within the catchment area for the well regarded Orleton C of E Primary School and Wigmore Secondary School.

Ludlow, Leominster and Tenbury Wells are all just a short drive away and offer many facilities including a variety of shops and services, restaurants, cinemas/theatres, libraries, doctors' surgeries, hospitals, primary and secondary schools, and a range of clubs and societies.

DESCRIPTION

Victoria Cottage is a detached character cottage of part timber and lime rendered brick elevations under a tiled roof which has been extended over the years. The property is in need of some improvement. The large garden which stretches to the north of the property is suitable for additional residential development subject to obtaining planning permission (see copy of the pre-planning application letter dated 3rd July 2013 from the Herefordshire Council Planning Officer as attached).

ACCOMMODATION

From the entrance hall doors lead to the sitting room with an open fireplace and exposed beams; the dining room with a gas fire, a corner cupboard and concertina door through to the lean to kitchen with a range of base units, a stainless steel sink/drainage unit and a door to outside. The downstairs bathroom has a bath, pedestal basin, wc and heated towel rail.

Stairs lead up from the hall to the first floor landing off which are two double bedrooms, one of which has a built in wardrobe; and a third bedroom with an airing cupboard housing the Worcester 24i Boiler.

OUTSIDE

A drive leads off Wyson Lane to the large gardens which extend to the north and eastern sides of the property and are mostly laid to lawn.

TENURE

Freehold

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band D

SERVICES

- Mains Water, Drainage, Electricity & Gas
- Gas Fired Central Heating

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – Further details are available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

VENDOR'S SOLICITORS

PCB Solicitors

Tolsey House, 51 Bullring, Ludlow, Shropshire, SY8 1AB

Tel: 01584 878456

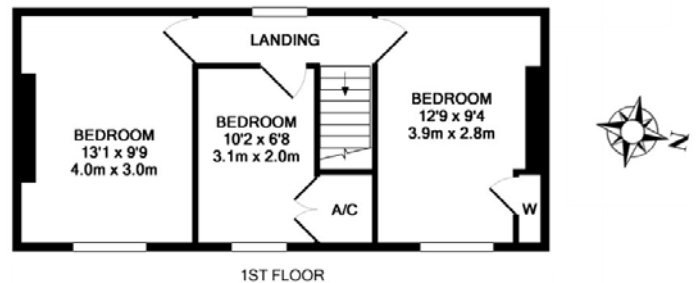
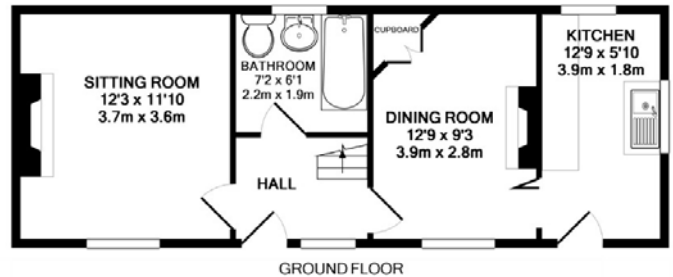
For the attention of Miss Jade Phillips

VIEWING

By prior appointment with the Sole Agent: –

Nick Champion – Tel: 01584 810555

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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.