Brick Corner House, Orleton, Ludlow, SY8 4HN

Price £765,000

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Brick Corner House, Orleton, Ludlow

Welcome to Brick Corner House, a captivating Grade II listed residence sitting in the picturesque village of Orleton, just 5.5 miles from historic Ludlow. This beautifully preserved three-storey home, believed to date back to 1728, offers an exceptional blend of period character and stylish, modern living.

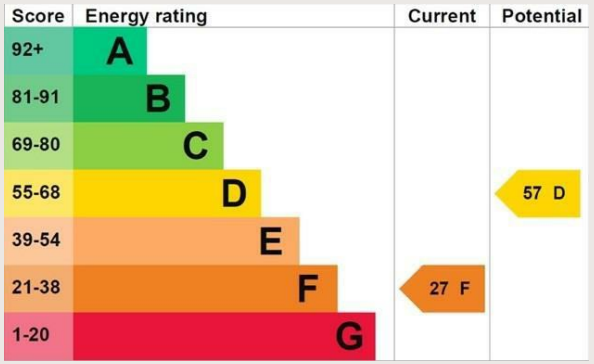
Set on a generous quarter-acre plot, this handsome brick and timber-framed property has been lovingly updated and extended over the years, including a striking oak-framed lounge and atrium addition, while retaining standout features such as exposed beams, an inglenook fireplace, and elegant oak joinery throughout.

FEATURES

- Grade II Listed Detached Character Home
- Beautiful Three-Storey Period Home Originally Dating From 1728
- Popular Village Location, Just 5.5 Miles South of Ludlow
- Renovated and Sympathetically Extended while Preserving Original Character
- Thoughtfully Landscaped Terraced Gardens with Year-Round Colour
- Summerhouse / Studio with Power and Countryside Views
- South-Facing Terrace Ideal for Entertaining
- Near Local Amenities and Schools
- Private Driveway with Ample Parking

Material Information

Price £765,000
Tenure: Freehold
Local Authority: Shropshire Council
Council Tax: F
EPC: F (27)
For more material information visit www.cobbamos.com



Introduction

Brick Corner House is a stunning Grade II listed home in the heart of the charming village of Orleton. Full of character and history, this beautifully maintained three-storey property blends 18th-century charm with modern touches like an oak-framed lounge, gorgeous gardens, and even a summerhouse studio. It's the perfect mix of village life, space, and style.

Property Description

The ground floor of Brick Corner House seamlessly blends character and functionality, starting with the stunning oak-framed lounge featuring a vaulted ceiling, tiled floor, wood-burning stove, and French doors that open onto the garden, perfect for both cosy evenings and summer entertaining. A glazed atrium hallway connects the living areas to the country-style kitchen, which is well-appointed with a central island, Rangemaster cooker, integrated dishwasher, and convenient access to the rear parking area. The atmospheric dining room is anchored by a large inglenook fireplace and opens directly onto a charming front courtyard, ideal for hosting or relaxed family meals. A separate study provides a quiet, dual-aspect workspace with fitted storage, while the practical utility room includes a Belfast sink, additional cabinetry, and a cloakroom. Completing the ground floor is a cellar accessed via the dining room, offering useful additional storage.

The upper floors offer generous and well-appointed accommodation, beginning on the first floor with two spacious double bedrooms enjoying views to the front and rear, served by a large family bathroom complete with a walk-in shower, full-size bath, and contemporary fittings. The second floor hosts the impressive principal bedroom, featuring a vaulted ceiling, built-in wardrobes, and far-reaching views across the village. A further double guest bedroom benefits from its own modern en-suite shower room with Velux window, while a versatile dressing room or additional storage area is accessed from the landing, adding to the flexibility of the space.

Location - Why Orleton?

Orleton is one of Herefordshire's most desirable villages, complete with a village shop, post office, two pubs (including the community-run Boot Inn), primary school, and GP surgery. The property falls within the catchment area for the highly regarded Wigmore Secondary School, with several independent schools also nearby. The property offers easy access to Ludlow via the B4361, with country walks and Mortimer Forest close by.

Outside & Grounds

The beautifully landscaped wraparound gardens at Brick Corner House are a true highlight, thoughtfully terraced with stone walls, vibrant planting, mature trees, and meandering pathways that create a sense of peace and seclusion. A south-facing courtyard and terrace provide the perfect setting for outdoor dining or relaxing in the sun. At the top of the garden, a fully powered summerhouse / studio enjoys elevated views over the rooftops and surrounding countryside, ideal as a creative workspace or tranquil retreat. The grounds also include a greenhouse, raised vegetable beds, a woodland garden, and a private, enclosed frontage with gated access. To the side of the property, there is off-road parking for several vehicles.

Services

We understand mains water, electricity and drainage are connected to the property with LPG central heating.

Broadband Speeds

Estimated Broadband Speeds - Basic 5 Mbps | Superfast 47 Mbps | Ultrafast 300 Mbps

TEA
BREAD

Miele

Flood Risk
Rivers and the sea: Very low.

Local Authority
Herefordshire Council
Council Tax band: F

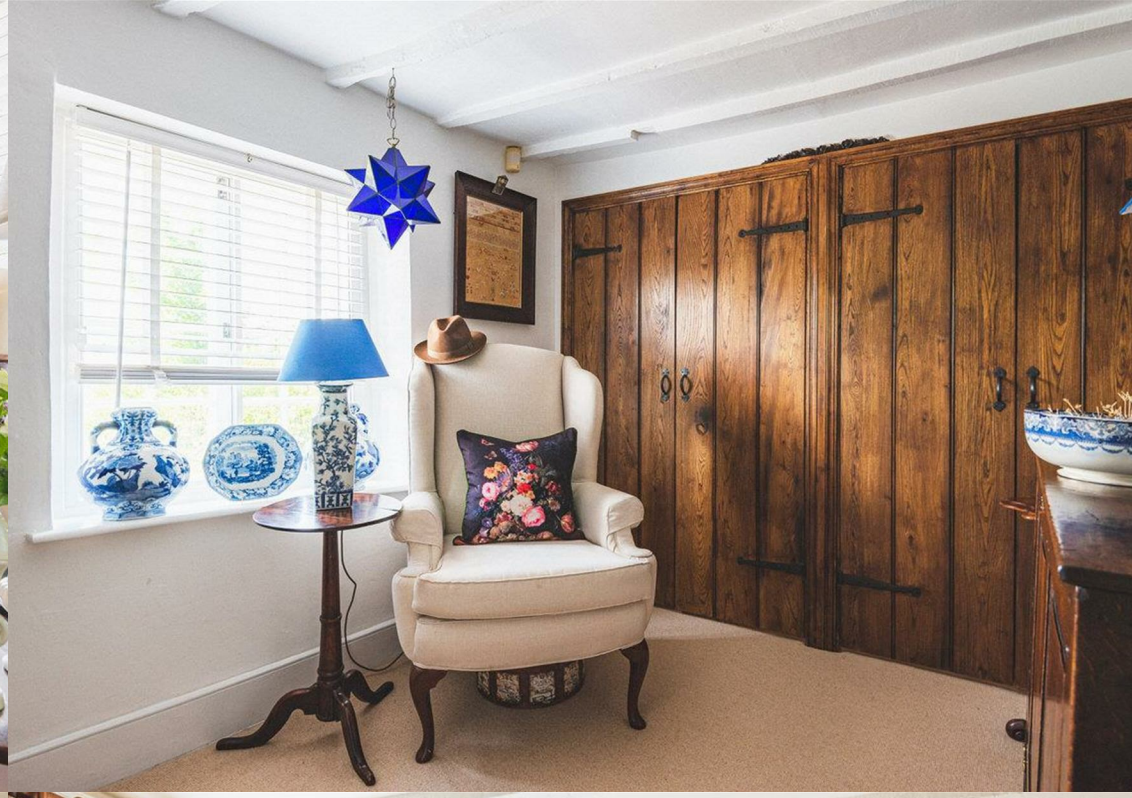
Tenure
We understand the property is Freehold.

Agents Note
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements
Strictly by appointment through Cobb Amos - Ludlow Office - Tel: 01584 874 450
Email: ludlow@cobbamos.com

Directions
From Ludlow, take the B4361 towards Richards Castle and Presteigne. Continue through Mortimer Forest and Richards Castle into Orleton. At the crossroads opposite the Maidenhead Inn, turn left into Millbrook Way. Brick Corner House is straight ahead at the top, on the corner of Tunnel Lane.

DIRECTIONS
We recommend using What3Words, navigate to: - ///special.treating.overjoyed



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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford
Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow
Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings
Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster
Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton
Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes
Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office
Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS

www.cobbamos.com