



Brazendales House, Whitewayhead Lane, Knowbury, Ludlow, SY8 3LE  
Offers In The Region Of £650,000

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# Brazendales House, Whitewayhead Lane Knowbury, Ludlow

Brazendales House is an attractive detached country home with planning permission granted for two further double bedrooms in the loft, a large decked entertaining area with hot tub, and a substantial double barn-style garage with loft space. Already beautifully modernised and move-in ready, it also offers ample space for a caravan and multiple cars.

Set in the heart of the thriving village of Knowbury, with its busy village hall and welcoming pub, the property blends character charm with modern family living. Outside, the generous plot combines peaceful rural living and strong community spirit, all just a short drive from historic Ludlow.

## FEATURES

- Spacious Detached Home
- 3 Reception Rooms, 4 Bedrooms
- Modernised Throughout
- Loft Space with Planning Permission for Two Further Double Bedrooms
- Thriving Village Location with Active Community Hall and Pub
- Substantial Detached Timber Garage/Outbuilding with loft
- Large Gravel Driveway with Ample Parking for Cars and Caravan
- Private Rear Garden with Lawn, Decked Entertaining Terrace, Hot Tub, and Countryside Views
- Motivated Sellers, Viewing Highly Recommended

## Material Information

**Offers In The Region Of** £650,000

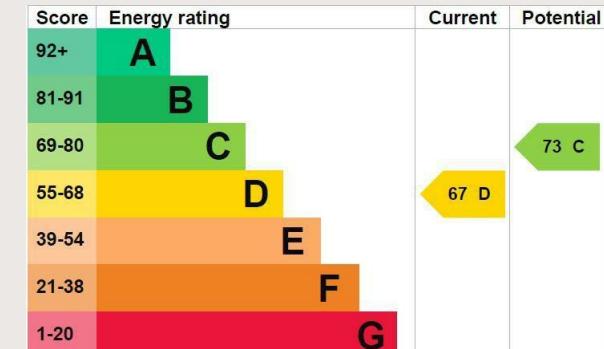
**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** F

**EPC:** D (67)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



## Introduction

Brazendales House is a distinctive detached home that blends traditional charm with modern functionality, set in a generous plot on a no through lane, in the village of Knowbury. Behind its characterful facade lies flexible accommodation arranged over two floors, complemented by a large loft with planning permission for conversion into two double bedrooms.

With spacious interiors, a substantial driveway, and private gardens with hot tub, the property offers an ideal balance of family living and future potential, all within easy reach of Ludlow's vibrant market town amenities.

## Property Description

### Ground Floor

The welcoming entrance opens into a spacious entrance hall with cloakroom, leading to two bright reception rooms, ideal for family life and entertaining. The sitting room enjoys a splendid feature fireplace with Clearview wood burning stove, and oak beams, while the second reception is versatile – equally suited as a snug, playroom, or dining room – both rooms opening directly to the garden, creating a wonderful indoor-outdoor flow.

The kitchen / breakfast room is fitted with a double ceramic sink unit, modern cabinetry, built-in appliances including dish washer and microwave oven, and space for a range cooker. This room leads to a modern fitted utility room which houses the oil-fired boiler with space for a washing machine, and access to a further room currently used as a study.

### First Floor

Upstairs, the principal bedroom boasts generous proportions and en-suite facilities with a suite in white comprising bath, separate shower enclosure, pedestal wash basin and W.C. Three further bedrooms are served by a stylish family bathroom featuring a bath, separate shower enclosure, wash basin and W.C.

### Loft

A particularly valuable feature of Brazendales House is the large loft space. Currently accessed via a hatch and ladder, this generous area offers excellent storage but also holds planning consent for conversion. Once completed, this could create an additional two double bedrooms, a home office, or studio, significantly enhancing the property's living space and value. Sold with full architect plans.

### Outside & Grounds

The property is approached via a wide gravel driveway offering extensive parking and space for a caravan. A detached timber garage provides additional storage, garaging, or potential for conversion (subject to planning). The gardens are designed for both relaxation and family living, with a mix of lawn, planted borders, and entertaining spaces with decking and a hot tub (available by negotiation).

### Location

Knowbury is a thriving and highly regarded South Shropshire village, with a friendly community centred around its busy village hall and welcoming pub. Just a short drive from the historic market town of Ludlow – celebrated for its medieval architecture, festivals, independent shops, and outstanding restaurants – the village offers the best of rural living with everyday convenience close at hand. The surrounding countryside provides endless opportunities for walking, cycling, and outdoor pursuits, while excellent road and rail connections put Shrewsbury, Hereford, and the wider Midlands within easy reach.

### Services

We understand mains water, drainage and electricity are connected to the property.

### Broadband Speeds

Estimated Broadband Speeds - Basic 13 Mbps | Superfast 80 Mbps

### Flood Risk

Rivers and the sea: Very low



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## Local Authority

Shropshire Council

Council Tax: Band: F

## Tenure

We understand the property is Freehold.

## Viewing Arrangements

This is a rare opportunity to acquire a distinguished home in a sought-after location. Don't miss out on this exceptional property, please contact us for further details or to arrange a viewing.

Cobb Amos, Ludlow: - Tel: 01584 874 450

Email: ludlow@cobbamos.com

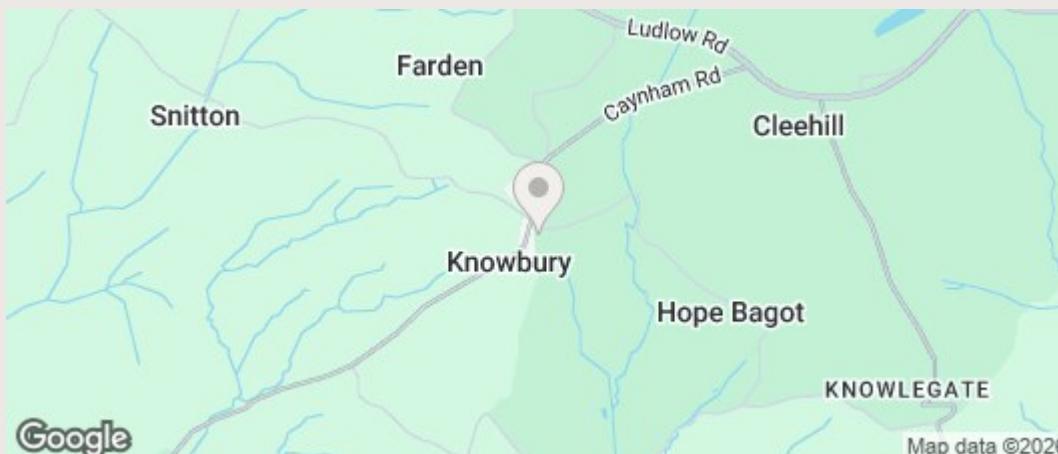
## Agents Note

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.



## DIRECTIONS

We recommend using What3Words, navigate to: - ///internal.secretly.mistaking





**Ground Floor**  
Approx. 131.8 sq. metres (1419.2 sq. feet)



**First Floor**  
Approx. 88.8 sq. metres (955.4 sq. feet)



Total area: approx. 220.6 sq. metres (2374.6 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

# COBB AMOS

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