



Cornbrook Bridge House, Cornbrook, Ludlow, SY8 3QQ
Offers In The Region Of £275,000

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Cornbrook Bridge House, Cornbrook Ludlow

Sitting amidst the picturesque landscapes of the Cleve Hills, Cornbrook Bridge House is a charming semi-detached character cottage offering breathtaking views of the surrounding countryside. This delightful property presents a unique opportunity for those seeking a rural retreat with potential for modernisation.

FEATURES

- Semi-Detached Period Cottage
- Full of Character and Charm
- Stunning Far-Reaching Views
- Countryside Location
- Outbuildings - Garden Offices / Studios
- Good Size Rear Garden (0.25 Acres) with 0.05 Acre Additional Land
- Off-Road Parking
- Double Glazing
- Viewing Highly Recommended

Material Information

Offers In The Region Of £275,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: G (16)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	

Introduction

The cottage's layout includes a welcoming living area, separate dining room, a functional kitchen, two bedrooms, and a bathroom. Original features such as exposed beams and traditional fireplaces add to its rustic appeal. The generous gardens provide ample space for outdoor activities and offer the potential for landscaping to enhance the property's charm.

Property Description

As you enter the property you are greeted by a charming living room, with character beams, double-glazed front window, feature stone walls, and an open fireplace with copper canopy hood. This room has a cosy feel which sets the tone for the property, the adjacent dining room also features exposed beams, quarry tiled floor, exposed brick and stone walls and a feature fireplace with inset Clearview wood-burning stove. The traditional kitchen is fitted with wooden fronted wall and base units, heat resistant counter tops, feature round window, and access to a covered outdoor dining / storage area. A walk-in pantry also offers space for additional appliances.

Stairs ascend from the hall to the first floor, a useful landing room provides a versatile space for storage, office space or study. The master double bedroom benefits from a front-facing aperture opening double-glazed window with built-in wardrobes and exposed wooden flooring. Bedroom 2 is currently used as a music room and office, with a front-facing double-glazed window, this room is a versatile space. The first floor rooms share access to a traditional bathroom, comprising a bath with mixer tap and handset with electric shower over, W.C. and pedestal wash hand basin.

Outside

The rear garden is a true oasis, the Cornbrook winds gracefully past the garden's tiered levels of seating areas and outbuildings. Having direct access to the hills via a single gate, this wildlife haven is great for those who enjoy walking and outdoor pursuits. Multiple wooden structures equipped with electricity, lighting, and heating are ideal for various uses including garden office, studio or workshops.

To the front, a block paved path leads to the front door, there is potential to create off-road parking and a separate productive fruit and vegetable garden sits across the road.

Location

Clee Hill is a sought-after village approximately 6.5 miles from the historic market town of Ludlow and 5 miles from Cleobury Mortimer. The village offers amenities such as a doctor's surgery, primary school, village shop, fish and chip shop, and a coffee shop. The area boasts excellent walking routes directly accessible from the property.

Services

We understand the property has mains water, private drainage, mains electricity, wood burning stove to dining room with back boiler for domestic hot water and provides the central heating - 6 radiators through the house, windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds - Basic 7 Mbps | Superfast 60 Mbps
There are Ethernet connections to two of the garden buildings.

Flood Risk

Rivers and the sea: No Risk.





Local Authority

Shropshire Council

Council Tax: Band C

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

To fully appreciate the potential and charm of Cornbrook Bridge House, viewing is highly recommended.

Please contact Cobb Amos Ludlow on: - Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

From Ludlow, take the A4117 and continue for approximately 5 miles. Pass through the village of Clee Hill, proceed over the cattle grid, and Cornbrook Bridge House is located on the left-hand side. Parking is available on the left just before the corner. What3Words: - ///shut.motivates.revise



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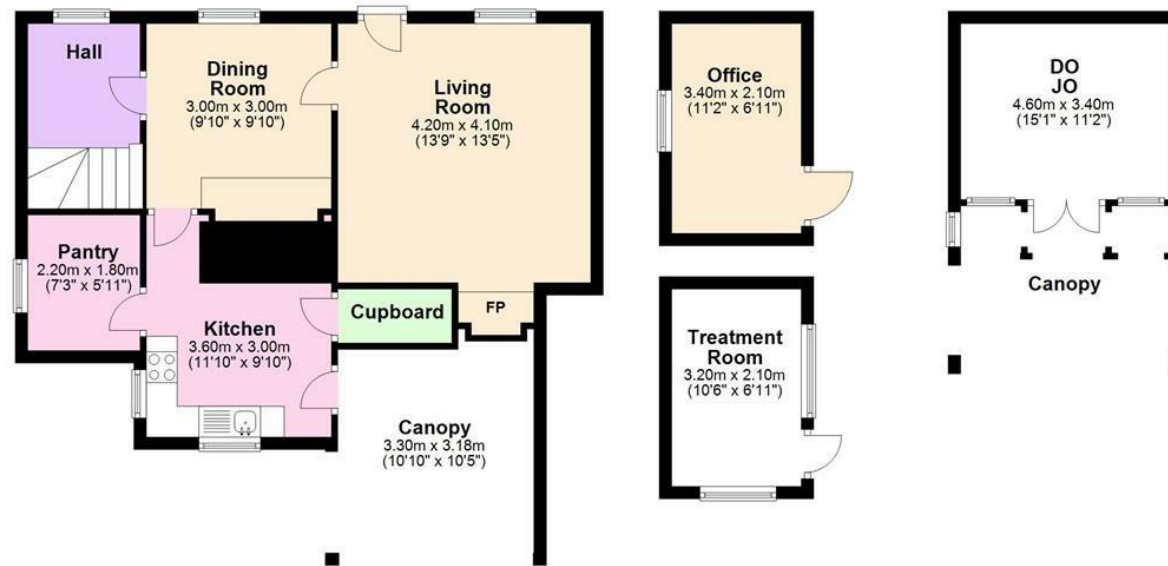


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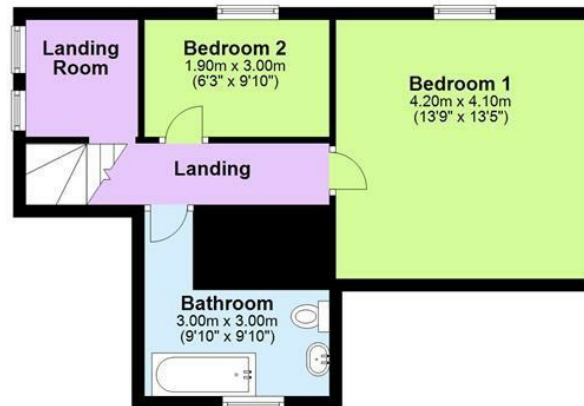
Ground Floor

Approx. 99.6 sq. metres (1071.7 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 141.3 sq. metres (1520.6 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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.

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