



3 Scotts Meadow  
Brimfield, Ludlow, SY8 4PE



# An immaculate 4-bedroom detached newly built house that has been finished to an exceptional standard with a wonderful garden, situated between historic Market Towns.

◆  
Ludlow 5.4 miles, Tenbury Wells 5.3 miles, Leominster 6.7 miles  
◆

Entrance hall | Open plan kitchen/sitting room | WC | Four Bedrooms (two En-suite) | Family Bathroom | Garage | Office | Garden | Garden Room | Shed | Log Store | Parking | EPC - C

## The Property

3 Scotts Meadow has been built to a bespoke high standard. The slate and cladding facade design gives the property a modern contemporary look. 3 Scotts Meadow is wonderfully spacious and has flexible accommodation throughout. It is situated in the village of Brimfield, just a short drive to the historic market town of Ludlow.

Upon entering the property, the entrance hall leads to the open-plan kitchen/sitting room. This room offers great proportions and a separate dining area; an ACR Novus woodburning Stove is situated on a raised flagged hearth. Large French Doors open out to the garden. The ground floor benefits from underfloor heating. The large kitchen is fitted with units and has an integrated fridge/ freezer, Neff built in cooker and grill and an electric induction hob. A WC is on the ground floor. The garage can be accessed

from the kitchen, which boasts superb proportions with an electric shutter style door. On the first floor, the principal bedroom is a beautiful room with an en-suite shower room. There are two further double bedrooms and a family bathroom. An airing cupboard and access to the fully boarded loft is on the landing. The fourth bedroom is accessed via the staircase from the garage and leads to a flexible office/fourth bedroom with an en-suite shower room.

## Outside

To the front of the property, there is ample off road parking and a lawned front garden with a flagged and gravelled pathway leading to the porch. The rear garden is a mix of lawn and decking, offering a perfect space for seasonal al-fresco dining and entertaining. The garden summer house is

a superb bespoke feature the vendors added, which is ideal for a home office or an outside seating area. There is also a garden shed and a log store. The property has security alarms fitted throughout and CCTV cameras.

## Situation

3 Scotts Meadow is situated in the village of Brimfield. The closest convenience store would be in Woofferton or a short drive away is Ludlow; the market town has all of the day-to-day amenities including supermarkets, doctors, pubs, restaurants and much more. Further afield are Leominter or Tenbury Wells which both offer a wider range of amenities. There is a train station at Ludlow. There is primary schooling in Orleton and secondary in Wigmore. For the private sector, Moor Park and Lucton School are close by.

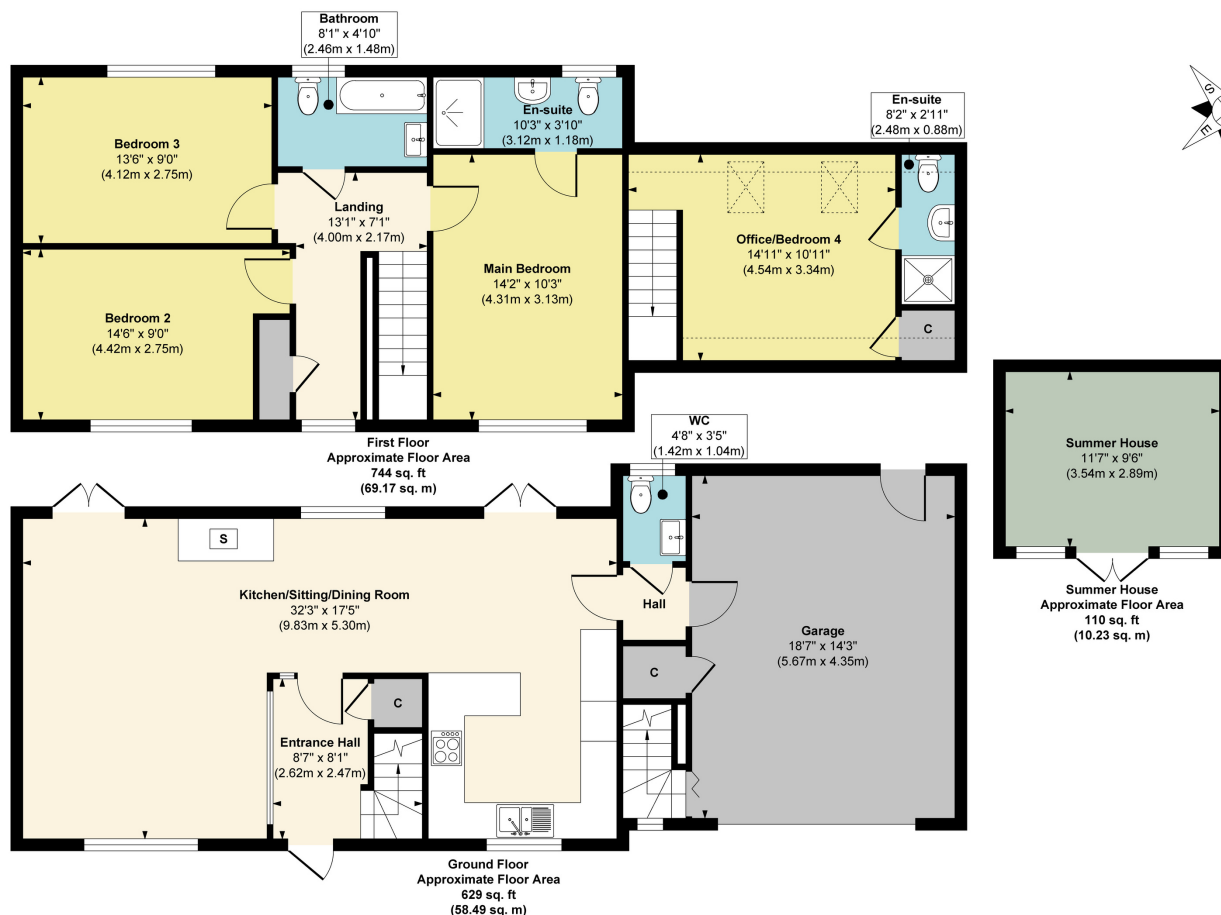








## 3 Scotts Meadow , Brimfield, Ludlow, SY8 4PE



### Approx. Gross Internal Floor Area

**Main House = 1373 sq. ft / 127.66 sq. m**

**Garage = 265 sq. ft / 24.66 sq. m**

**Summer House = 110 sq. ft / 10.23 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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**Directions:** From Ludlow head South on the A49 and in 4 miles take a left for Brimfield. Follow the road round for about 0.4 miles and take the third right. In about 55 yards turn into the private road, the property will be on the left, signposted by the number.

What3words- ///steam.liner.steers

**Local Authority:** Herefordshire Council.

**Services:** Mains water and electricity.  
Private drainage. LPG Gas heating.

**Council Tax:** Band C

**Wayleaves, easements and rights of way:**  
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated December 2023. Photographs dated December 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX