



MARK WIGGIN  
ESTATE AGENTS



Brook House  
Woodrow, Coreley, SY8 3QR



# An idyllic detached country cottage with 2 acres situated in a fine rural location.

◆  
Clee Hill 1.6 miles, Cleobury Mortimer 5.3 miles, Ludlow 8.6 miles, Tenbury Wells 7.4 miles  
◆

Entrance Hall | Kitchen | Family bathroom | Dining room | Study | Living room | Sitting room | Three bedrooms | 2 acres | Garden | Outbuildings | EPC: F

## The Property

Brook House is a superb detached property situated in a truly private and peaceful plot with 2 acres tucked away in the Shropshire countryside.

This property comprises; a living room that is spacious and houses a wood burning stove, the double aspect offers a light and open feeling. Adjacent is the reception room fitted with a log burning stove. The study offers double aspect to the rear and access outside. The dining room benefits from a half moon window. The kitchen benefits from an original brick archway and red quarry tiles, fitted with units and a Belfast sink. The oven has an induction hob. The door from the kitchen leads out into the garden. Adjacent is the family bathroom. There is an attic space

above the kitchen. The first floor comprises; three bedrooms, the main bedroom offers high ceilings and a view out to the front of the property. Bedroom two has built in storage cupboards and both rooms benefit from original wooden flooring. There is also a third bedroom to the rear of the property.

## Situation

Brook House is situated on the edge of the rural village of Coreley. A short drive away are the market towns of Cleobury Mortimer and Tenbury Wells offering shops, restaurants and other amenities. There is a train station in Ludlow connecting to the wider network, the M5 is about a 40 minutes drive away. Schooling in the area is good with primary and secondary schools in Cleobury Mortimer and Ludlow, for the private sector,

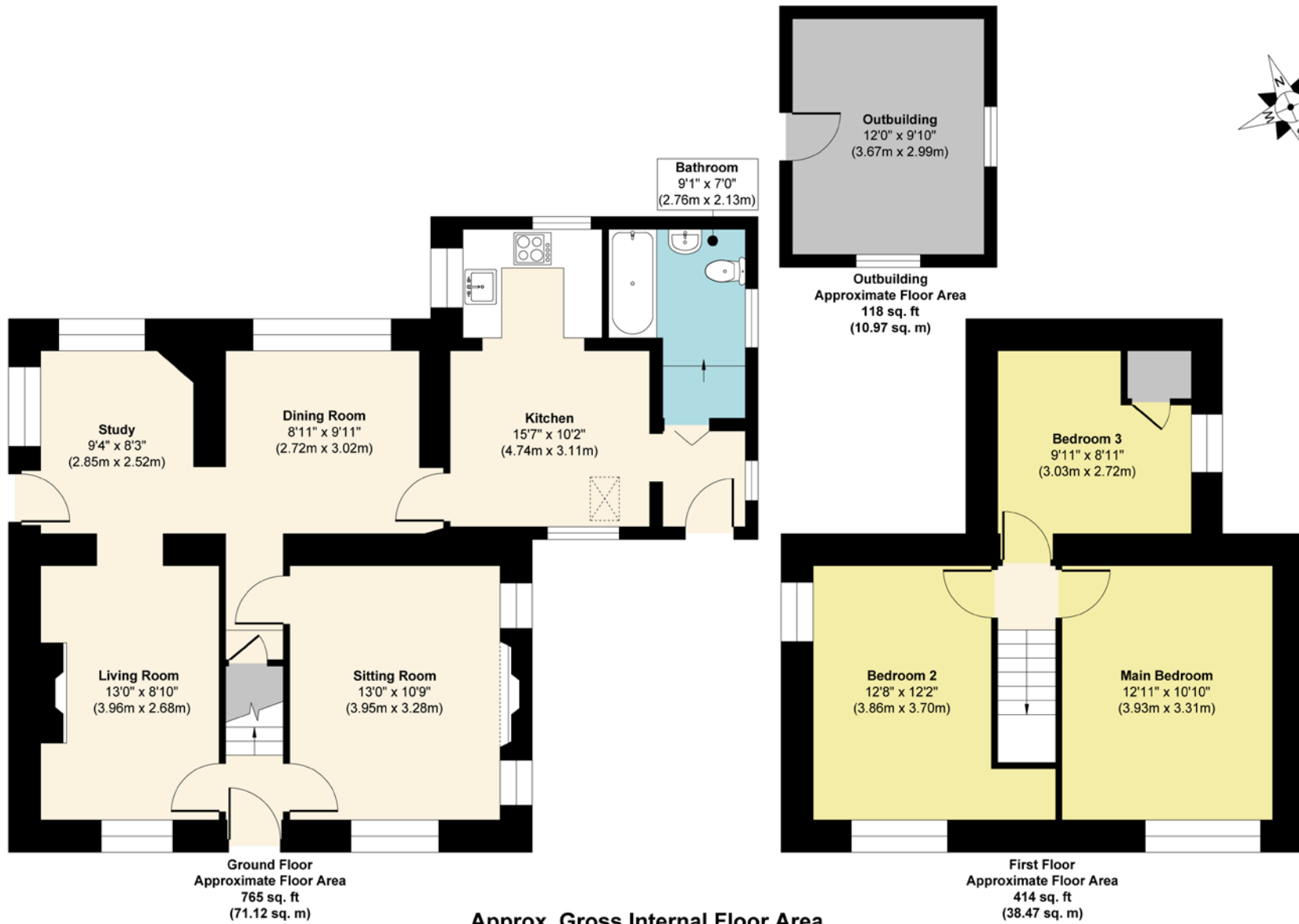
Moor Park, Abberley Hall and Lucton School are all notable.

## Outside

The gardens and grounds at Brook House are situated in about 2 acres. The property is within a rural and idyllic position, surrounded by wildlife and trees. The garden extends behind the property with a number of trees, including fruit trees. To the rear is the field, with its own separate access. The garden houses three stone and brick outbuildings and a number of small ponds.

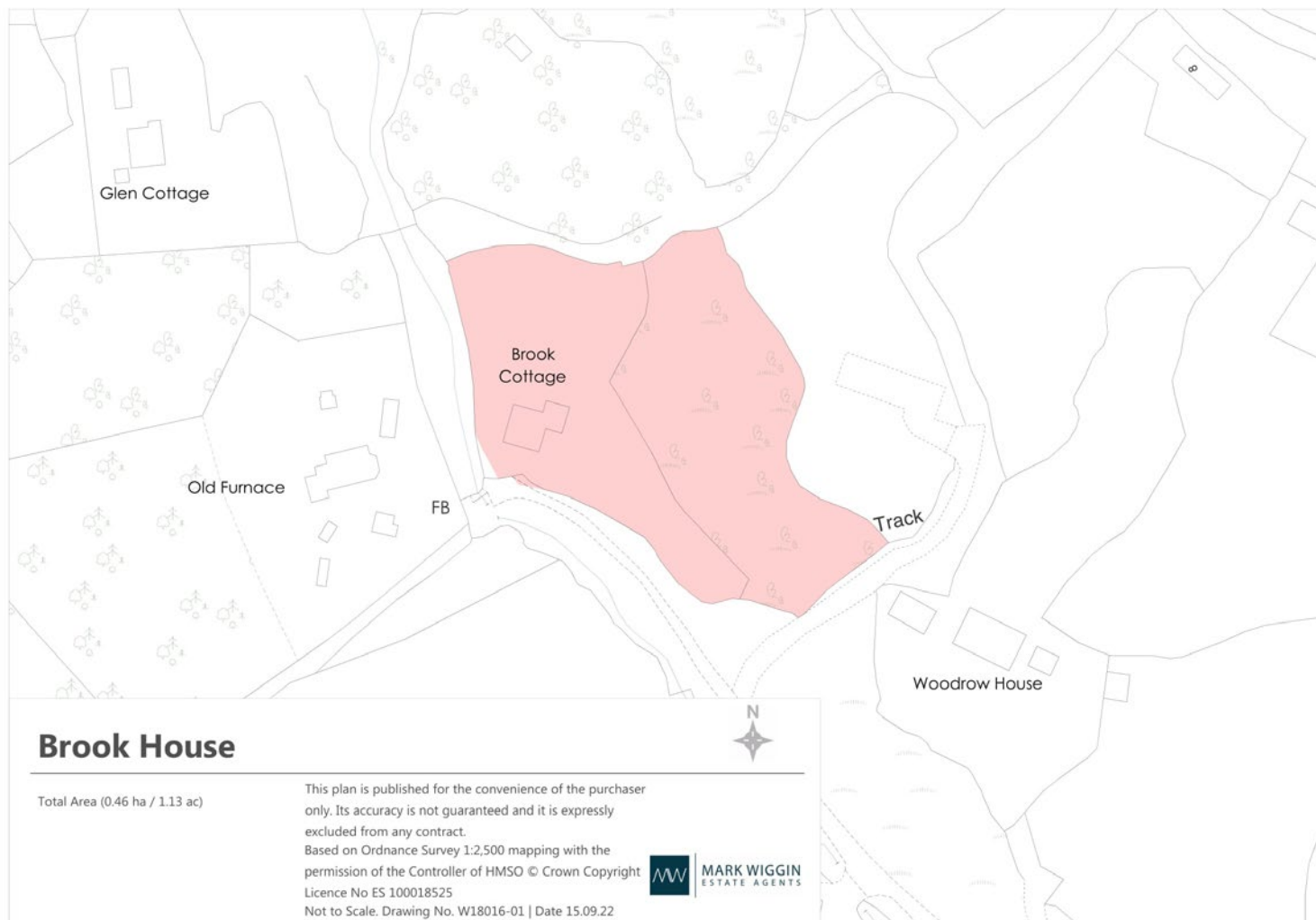


# Brook House , Woodrow , Coreley , SY8 3QR



**Approx. Gross Internal Floor Area**  
**Main House = 1179 sq. ft / 109.59 sq. m**  
**Outbuilding = 118 sq. ft / 10.97 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, follow signs for Clee Hill. Once at Clee Hill turn right for Coreley. In 0.6 miles keep right and follow the road. You will reach a track heading up to Brook House. The property can be found at the end of the lane on the right. We advise taking a 4x4 car.

What3words - [///bandage.mute.absorb](https://www.what3words.com/#!/bandage.mute.absorb)

**Local Authority:** Shropshire Council

**Services:** Mains water and electricity. Private drainage. Oil fired central heating.

**Council Tax:** Band E

**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.

**Viewings:** Strictly by appointment via Mark Wiggin Estate Agents.



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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 XXXX 2021. Photographs dated 2021. 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