



Courtyard House
Bromfield, Ludlow, SY8 2JU



A stone barn conversion requiring modernisation with flexible accommodation, a short distance from the historic market town Ludlow.

◆
Ludlow 2 miles, Shrewsbury 25 miles, Hereford 26 miles
◆

Entrance hall | Kitchen/breakfast room | Utility room | Sitting room | Family room | Four bedrooms | Shower room | Bedroom 5/Reception room | Bathroom | Kitchenette | Games room/office
Garage | Large patio | Parking | EPC: G

FOR SALE BY AUCTION

The Property

Courtyard House is a spacious and flexible barn conversion situated in the village of Bromfield, just 2 miles north of the vibrant and historic market town of Ludlow. The property offers versatile accommodation with tremendous scope but it does require some renovating throughout. The property offers flexibility and can be used as one large residence or two two-bedroom apartments.

Upon entering the property, you are welcomed to an entrance hall. The ground floor accommodation comprises the kitchen, which is fitted with integrated units with a basin and a gas hob and oven. There is a utility room adjacent with further units and plumbing for washing facilities. The sitting room has wooden flooring and exposed beams. Adjacent is the family room which has French doors leading to the terrace. There are two double bedrooms and a modern shower room with a large walk-in shower.

On the first floor, there are two further spacious bedrooms and bedroom five which is particularly spacious and could be used as a reception room. A modern bathroom services the first floor. There is also a kitchenette.

Part of the garage has recently been converted and has a further bedroom/office/games room.

Outside

The property benefits from a private drive way leading to ample parking and has a large terrace area. There is a garage.

Situation

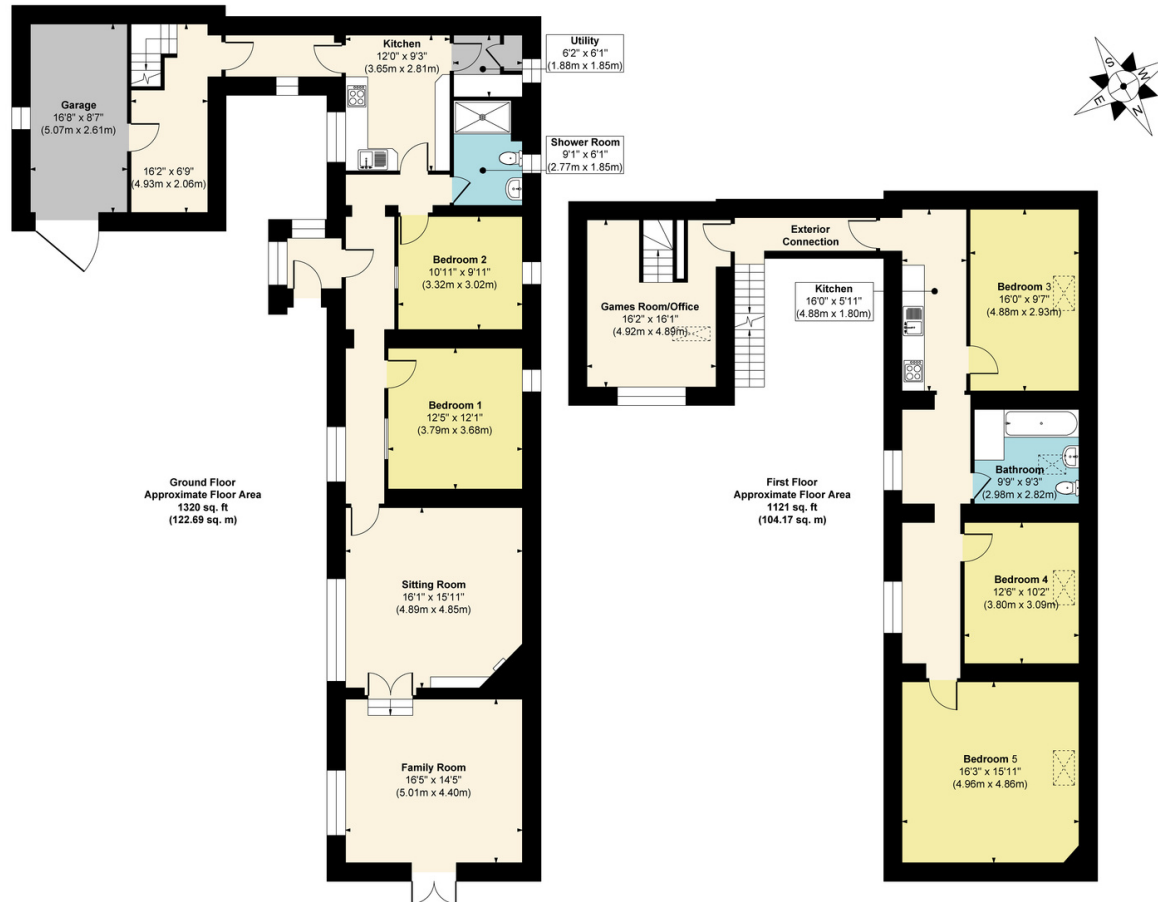
Courtyard House sits in the village of Bromfield, just 2 miles north of Ludlow town centre. The historic and vibrant market town of Ludlow offers all of the day-to-day amenities required including supermarkets, cafes, pubs, restaurants and much more. For a wider shopping experience, Hereford and Shrewsbury are a good distance away. There is a train station in Ludlow and the A49 is within easy reach connecting to the wider network. Schooling in the area is good with primary and secondary schooling in Ludlow. For the private sector, Moor Park, Lucton School and Bedstone College are within easy reach.

Auction

The property is being sold by auction on Wednesday 29th May 2024. Further details are available from the agents.



Courtyard House , Bromfield, Ludlow, SY8 2JU



Approx. Gross Internal Floor Area
Main House = 2441 sq. ft / 226.86 sq. m
Garage = 142 sq. ft / 13.23 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.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

Directions: From Ludlow, head north on the A49 for a mile and turn left signposted for Knighton. Immediately find the entrance to the property on your left hand side indicated by its name plaque.

What3words: ///range.globe.dumplings

Local Authority: Shropshire Council.

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

Council Tax: Band F

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.

MARK WIGGIN
 ESTATE AGENTS

50 Bull Ring, Ludlow, SY8 1AB

01584 817977

ludlow@markwiggins.co.uk

www.markwiggins.co.uk

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 June 2023. Photographs dated June 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