



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## BEESKNEES BARN

CHURCH COURT, CHURCH ROAD, BRIMFIELD,  
LUDLOW, SHROPSHIRE, SY8 4NF

GUIDE PRICE

**£475,000**



**A CHARACTERFUL AND WELL-APPOINTED BARN CONVERSION WITH A GENEROUS GARDEN  
AND DETACHED GARAGE/WORKSHOP IN AN EXCLUSIVE COURTYARD DEVELOPMENT  
WITH VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- STUDY/SNUG
- MASTER BEDROOM, ENSUITE & DRESSING ROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM, UTILITY & CLOAKROOM
- AMPLE DRIVEWAY PARKING
- DETACHED GARAGE & WORKSHOP
- SOUTH-WEST FACING GARDEN

**NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# BEESKNEES BARN, CHURCH COURT, CHURCH ROAD, BRIMFIELD, LUDLOW, SHROPSHIRE, SY8 4NF

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 5, Ludlow – 5.5, Leominster – 7, Hereford – 19.5, Kidderminster - 23, Worcester - 28, M5 Junction 6 – 29, Shrewsbury – 35, Birmingham - 41.

## DIRECTIONS

From Teme Street, Tenbury Wells head north on the A4112 and on crossing Teme Bridge at the T junction turn left onto the A456 in the direction of Ludlow/Shrewsbury. Proceed for 4 miles before turning left signed Brimfield and after 0.6 mile at the T junction turn left again and take the first left immediately after The Roebuck onto Church Road. Beesknees Barn will be found in Church Court at the very top of Church Road.

## SITUATION & DESCRIPTION

Beesknees Barn is situated in an exclusive courtyard development adjacent to the Church and at the end of a no through road in the popular village of Brimfield, just a short drive away from historic Ludlow, and the market towns of Tenbury Wells and Leominster. There are an abundance of footpaths nearby for exploring the surrounding countryside. The property is located within the school catchment areas for both the highly regarded Orleton C of E Primary School and Wigmore High School. Independent schools including Moor Park, Lucton School and Hereford Cathedral School are all within easy reach.

Beesknees Barn is a quality conversion of an attached Victorian barn completed circa 2005. The barn is constructed of brick elevations under a clay tiled roof and offers spacious and characterful accommodation. The property benefits from a substantial detached brick, timber and clay tiled outbuilding forming a garage and workshop, ample parking space and a generous south-westerly facing garden. The property has double glazing and LPG fired central heating. The property is offered with no upward chain, and with a small amount of updating will create a truly exceptional home.

## ACCOMMODATION

A part glazed door opens into the entrance hall which has a cloakroom with a hand basin and wc. The kitchen/breakfast room has a range of wooden fitted kitchen units incorporating a ceramic sink/drain, and integral appliances including a Neff dishwasher, Neff gas hob with extractor hood over, Siemens electric double oven and Baumatic fridge. The extremely spacious living room has a decorative stone fireplace with an electric fire, French doors opening onto the patio and a part glazed door opening into the courtyard. The snug has a decorative marble and painted wood fire surround and could also be utilised as a study. The utility room has wooden fitted units incorporating a ceramic sink/drain, with plumbing for a washing machine, space for a tumble drier and fridge/freezer, and houses the Worcester Greenstar 34 CDi Classic combi boiler.

Stairs from the entrance hall rise up to the first floor gallery landing. The master bedroom suite has a dressing area leading through to the large double bedroom and an ensuite with a Mira Excel thermostatic shower in a large cubicle, a pedestal basin, wc and heated towel rail. There are two further double bedrooms and a small single bedroom/box room. The family bathroom has a roll top bath, a thermostatic shower in a corner cubicle, a pedestal basin, wc and heated towel rail.

## OUTSIDE

From Church Court a gate opens onto the stoned private driveway with ample parking and turning space leading to the detached garage with electric roller shutter garage door

and door to side, and attached workshop (formerly a double carport), with double doors, power and light.

The south-westerly facing garden is mostly laid to lawn with a patio entertaining area from which the countryside views can be appreciated.

## SERVICES

Mains water, drainage and electricity are connected. LPG gas fired central heating.

## LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000  
Council Tax Band F

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2837-9121-7300-0029-0292>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs taken on 22<sup>nd</sup> September 2023

Particulars prepared September 2023.

Particulars updated January 2024.

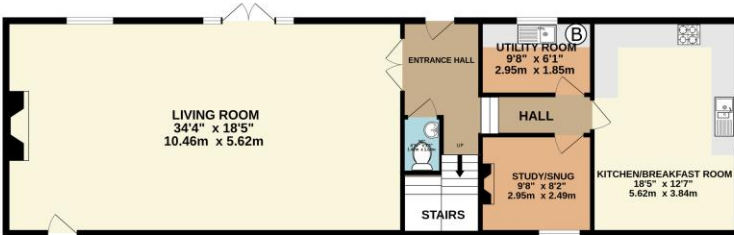
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FIRST FLOOR



GROUND FLOOR



GARAGE/WORKSHOP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.