



BRIMFIELD LODGE
— *Brimfield, nr. Ludlow, Shropshire* —





This perfectly preserved historic residence dates back more than 200 years but has been beautifully equipped for the 21st-century by the present owners, who bought it six years ago.



You could be watching the opening credits for TV's period drama Downton Abbey as you sweep up the drive to Brimfield Lodge and catch your first glimpse of the grand Georgian country house, standing in gently elevated splendour amidst landscaped gardens.

‘DOWNTON ABBEY’ GRANDEUR MEETS 21ST-CENTURY CHIC



Once antiquated and drab, the current owners of Brimfield Lodge have given it a top-to-toe makeover and it's now a chic and shining example of how modern furnishings, fittings and decor can work in complete harmony with unique period features.

It's a superbly spacious, warm and welcoming family home with great flexibility and potential.

Brimfield Lodge nestles peacefully on the edge of the village within approximately 2 acres of gardens and was formerly the manor house of the village of Brimfield, located in the pastoral peace of the south Shropshire countryside five miles from the historic attractions of Ludlow. It's the perfect place to put down roots and boasts a highly-rated pub, petrol station with convenience store, coffee shop, village hall and a choice of good state and private schools nearby.



Occupying nearly 6,000 sq ft and with oil central heating, there's ample space for everyone and everything at this country retreat. The trio of large and elegant reception rooms line up with a showstopper contemporary kitchen complete with pantry, utility room (formerly the butler's pantry/scullery), boot room and cloakroom/WC, while on the first floor there are five generously-sized bedrooms - one of them en-suite - plus a family bathroom and a separate toilet.

Harking back to its past as the country 'pile' of landed gentry, up on the second floor there are four attic rooms which would have been the bedrooms of the servants, while in the basement - formerly the 'downstairs' working quarters of the staff - there are several storage rooms as well as a big workshop with WC, wine cellar, garden potting room, log store and coal bunker. There is scope for the creation of a luxuriously large sixth bedroom suite on the attic floor and to

expand the living accommodation into the basement cellars (subject to any necessary planning permissions).

Without the need for any structural work, the fitting of a contemporary kitchen, bathrooms and WCs, replacement of some windows, plus the electrics, plumbing, boiler, water and oil tanks, in tandem with fresh new décor throughout, has worked wonders and given Brimfield Lodge a whole new look and allure.

When you see all this alongside the irreplaceable heritage features such as lofty ceilings with ornate cornicing and plasterwork, timber wall panelling, original fireplaces, deep sash windows and a fabulous cantilever staircase that gently sweeps to the upper floors, we think you'll find this dazzling house totally irresistible! So, let's tell you more . . .



A HERITAGE HOME WITH GREAT STYLE AND CHARISMA



Electric gates swing open onto the tree-lined drive and a first glimpse of Brimfield Lodge's classic Georgian stuccoed façade with its impressive pillared portico, double front doors and symmetrical sash windows. Crunch onto the gravelled courtyard in front to park – there's space for at least six cars.

It's a spectacular house, embellished to one side by a grand bridge with white balustrades – in Georgian times, a horse and carriage would have crossed this to trot down to the coachhouse beneath.



A spur off the driveway now provides access to the coachhouse – it's now used as garaging. There's also a detached stable block where work has commenced to convert it into a contemporary glass-fronted two-bedroom house – ideal as a 'granny' annexe or for generating rental income in this picturesque part of the country.

The elegant front door opens into the entrance hall, which presents a truly dazzling introduction to Brimfield Lodge with ornate coving to the high ceiling, decorative shelved alcove, original oak flooring and splendid heritage staircase sweeping curvaceously to the upper floors – all bathed in light via a pair of deep arched windows at ground level and halfway up the stairs. There's also a neatly tucked away cloakroom with WC.

To the right of the hall is the 15x15ft drawing room, a beautiful Georgian showcase with a pair of deep sash windows, wall panelling, ornate ceiling with a dazzling centrepiece, and a woodburner in the original limestone fireplace creating a warming focus in the winter.



These impressive period features are replicated in the sitting room which enjoys garden views and also has a woodburner in the grand Georgian fireplace. It's the perfect place for cosy family evenings watching TV. There's also a small lobby with exterior access to an elevated terrace which catches the sun from late afternoon, making it the perfect place for a family barbecue or aperitifs with dinner guests.

To the left of the hall is the splendid double-aspect 16x15ft formal dining room, a sensational backdrop for those who throw dinner parties and simply magical by candlelight. The layout harks back to Brimfield Lodge's origins with a door to what was the butler's pantry – where meals were delivered from the adjoining kitchen and prepared for service to the aristocratic diners. These days it's more useful as a utility room with a sink and plumbing for a washing machine and dryer.

Making the most of the 17x15ft kitchen's lofty ceiling with a trio of uber-trendy pendant lights suspended over the central kitchen table, the natural light quota via windows either side of the big Belfast sink and a back door fanlight make this a super-modern and welcoming hub of family life. It was updated six years ago and fitted with bespoke units complete with integral fridge, electric oven and dishwasher.





Against the dove grey units, toning décor and light oak flooring, the cream electric AGA stove is an attractive focal point tucked into a smart white metro-tiled alcove.

There's also that oh-so-enviable relic of the past that's now a coveted extra – a walk-in pantry with shelving to store all your groceries and bulky kitchen gadgets such as air fryers and mixers so the sleek black quartz work surfaces stay uncluttered.

From the kitchen, a small lobby accesses a boot room – ideal for shedding post-walk muddy footwear – and a door that opens onto a raised decked terrace which overlooks the garden and catches the morning sun, making it a lovely spot for al fresco breakfasts.





BEDROOM HAVEN

Climb that stunning staircase to the first floor where the five beautifully presented bedrooms ensure there'll be no bickering between children about who 'gets the biggest room'! Again, all have those lovely high ceilings, period picture rails and the original fireplaces.



The 16x15ft master bedroom has been reconfigured to embrace a glamorous contemporary en-suite bathroom complete with underfloor-heated tiles and tongue-and-groove wall panelling. The white freestanding hip bath is positioned in front of the window to enjoy the pastoral views as you luxuriate in the suds. There's also a walk-in shower.

There are four further double bedrooms – the smallest (11x10ft) would also make a great study/office, enjoying inspirational views across the fields to the Clee hills. A family bathroom with bath tub and overhead shower, plus another separate WC, completes the first floor line-up.

On the second floor are attic rooms, which was

where the servants slept in days gone by. All are in good order and present an open book for usage as desired – perhaps as offices. This applies similarly to the very spacious cellars with six rooms full of flexibility and potential. A dedicated wine cellar stores bottles at the perfect temperature, while gardeners will rate the useful potting room.







GLORIOUS GARDENS

The glorious gardens of Brimfield Lodge are a stand-out feature of the house, offering loads of space for all sorts of activities – whether that be relaxing, entertaining or, in the case of youngsters, just running about kicking a ball.

A pretty bower and benches in other sunny spots ensure there's somewhere to sit, relax and contemplate the beautiful, peaceful surroundings, while carefully tended borders and an ornamental garden, intersected by gravel paths, add a decorative touch. There are also a number of fruit trees, mainly apple, and copious space for siting children's play equipment, den-building, riding bikes and so on.

The enormous manicured lawns are a defining feature of the gardens with the front lawn rising on a gentle incline to the house, while to the rear and side, gravelled and paved paths stretch down across the grass and through a hedge to the flat grazing meadow – it seems to be awaiting children's requests for a pony!



The enormous manicured lawns are a defining feature of the gardens.





ROUND AND ABOUT

Brimfield is a thriving, friendly village and you can pick up the everyday essentials such as bread, milk and daily papers from the convenience store at the local service station or nip into Ludlow to do a supermarket shop at Tesco or Sainsbury's.

It's less than a 15-minute walk to the popular Salwey Arms pub, open seven-days-a-week in the adjoining village of Woofferton. Here you can enjoy Wye Valley and Ludlow Brewery ales, fine wines, and an innovative gastro menu featuring local produce such as the famous Ludlow sausages, as well as daily specials. A buzzing modern village hall is at the centre of the local community, hosting a wide range of activities from fitness classes and playgroup to gardening and youth clubs and, on Thursdays, a post office.

Education is always a priority for families and the local primary schools, Orleton CE and Bishop Hooper CE, are both Ofsted-rated 'good', as is the nearest secondary, Wigmore School. The independent schools of Lucton, Bedstone, Moor Park and Abberley are all within easy reach.

Of course, the countryside is a major attraction and it's perfect for rambling, horse-riding and cycling – the Shropshire hills is an Area of Outstanding Natural Beauty with quiet country lanes, forests and planned cycle routes to suit all abilities. Popular places to visit include Mortimers Forest and the National Trust's Berrington Hall. Relax waterside at the River Teme or Leominster canal, or enjoy a flutter at Ludlow racecourse.



And then there's lovely Ludlow itself, a historic medieval market town with an ancient castle and lined with fine half-timbered buildings encircled by the original town walls and gates. It's the home of a famous food festival and a foodies' dream destination with a choice of Michelin-starred restaurants, quaint tea rooms and more exotic options such as Thai and Japanese cuisine. The current owners of Brimfield Lodge signal out, The Cider Barn @ Pembridge, The Riverside, Bistro 7 and Mortimers as their favourite places to dine.

Finally, Brimfield has excellent communications with the A49 within minutes and rail services at Ludlow on the Manchester to Cardiff line. Direct trains to London can be boarded at Hereford (30 minutes).





THE FINER DETAILS

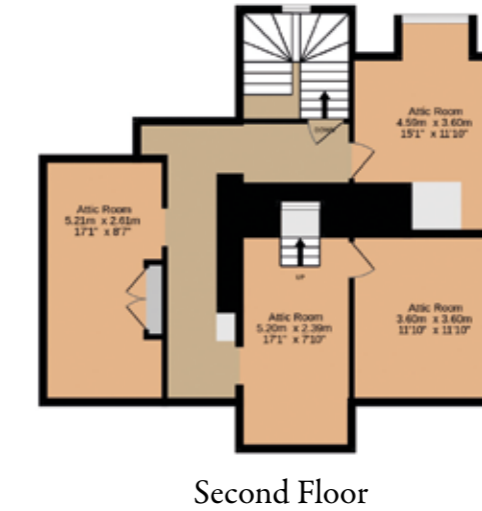
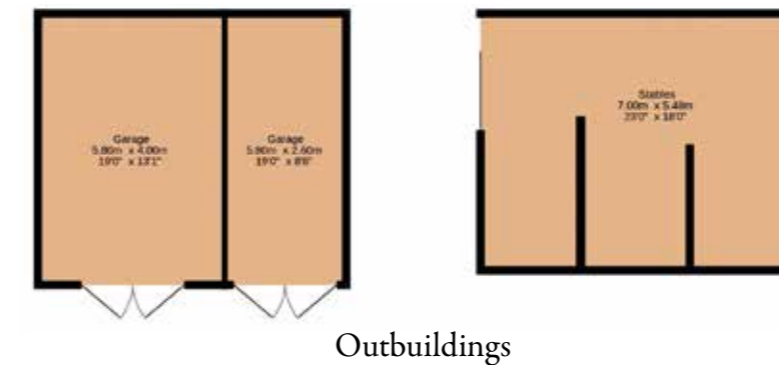
Distances: Ludlow – 5 miles
 Hereford – 19 miles
 Shrewsbury – 32 miles
 Birmingham Airport – 53 miles

Square footage: 5844 sq ft / 542.9 sq mtr

Local Authority: Herefordshire Borough Council – www.herefordshire.gov.uk

Heating: Oil (main house)

Tenure: Freehold



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