



The Driftway, Ashfield Farm, Ditton Priors, Bridgnorth, Shropshire, WV16 6TW

BERRIMAN
EATON





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With far-reaching views in this rural setting, The Driftway forms part of an exclusive development of barn conversions on the edge of Ditton Priors. The beautifully presented accommodation with under floor heating on the ground floor offers spacious and well-appointed rooms, featuring three double bedrooms and a large open-plan dining kitchen that overlooks landscaped gardens. Additionally within these quiet surroundings, the barn has a garage and carport.

Ditton Priors - 1.5 miles, Bridgnorth - 9 miles, Telford - 21 miles, Ludlow - 14 miles, Bewdley - 17 miles, Shrewsbury - 23 miles.

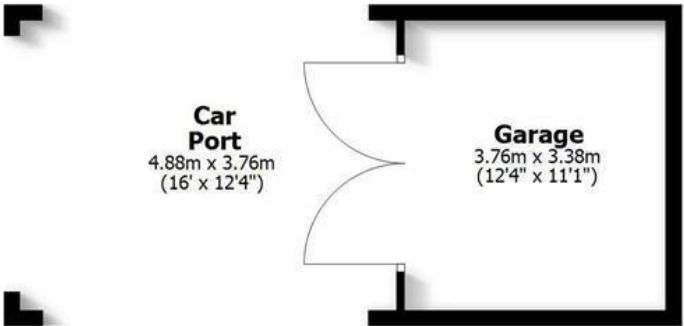
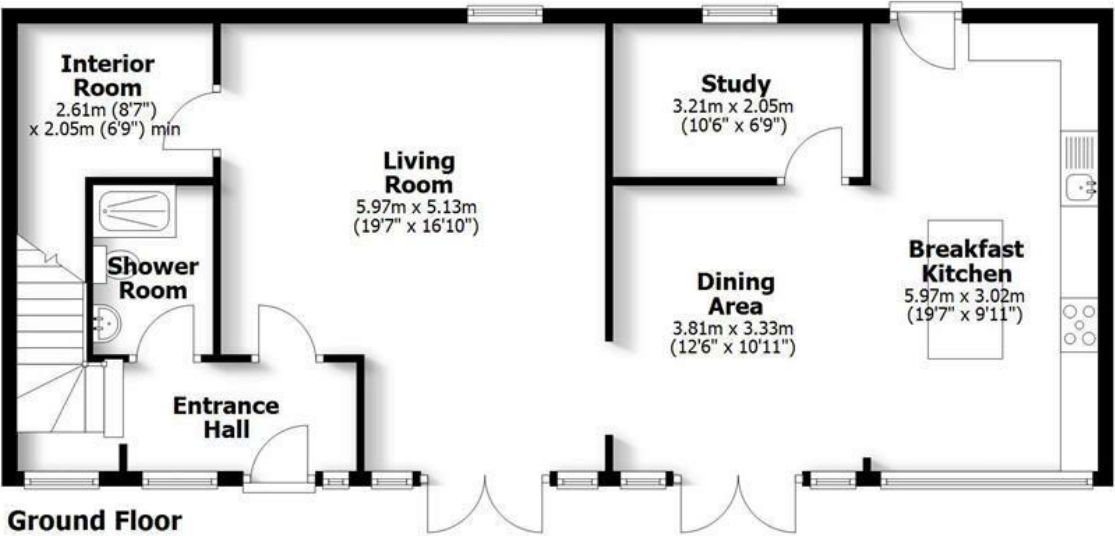
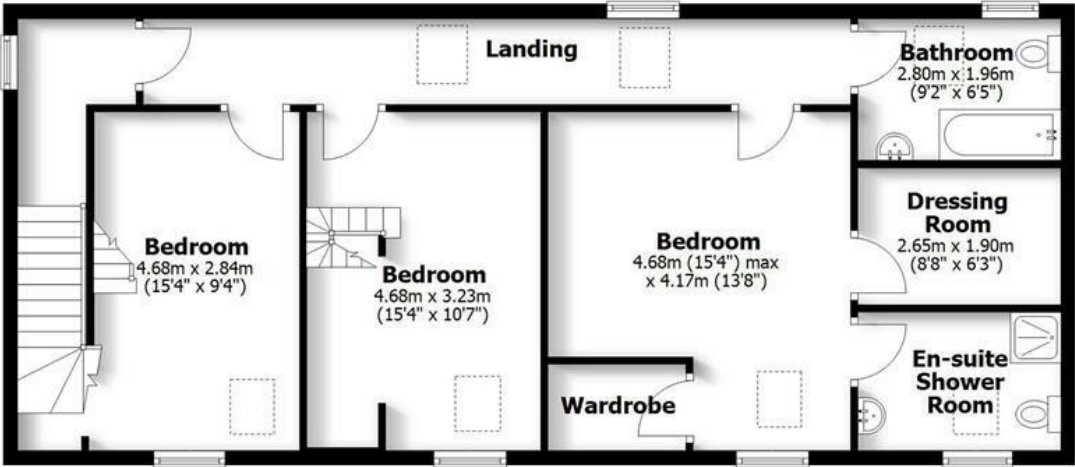
(All distances are approximate).

THE DRIFTWAY
ASHFIELD, DITTON PRIORS



HOUSE: 171.7sq.m. 1,847.9sq.ft.
MEZZANINE: 8.5sq.m. 91.0sq.ft.
CARPORT/GARAGE: 31.4sq.m. 338.1sq.ft.
TOTAL: 211.6sq.m. 2,277.0sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Ashfield is a small hamlet located to the west of the market town of Bridgnorth. The conversions form part of the former Ashfield farmstead. This area is known for its picturesque rural setting at the foot of Brown Clee Hill, within the Shropshire Hills — an Area of Outstanding Natural Beauty.

The nearby village of Ditton Priors, just 1.5 miles away, offering a range of local amenities including a primary school, church, post office, medical practice, convenience store, and an excellent butcher. There is also a petrol station, public house, and a village hall/community centre.

ACCOMMODATION

From the driveway, a paved path leads up to the front entrance. The front door opens into a bright reception hall, enhanced by full-height windows offering views of the front garden. A staircase rises to the first floor, and there is access to a guest WC complete with a shower. The property benefits from underfloor heating to the ground floor living accommodation.

Double doors open into the living room, a generously sized space with full-height windows and doors leading out to the front garden. Adjoining the living room is an additional interior room, currently used for storage, but offering versatile potential for various uses. Leading through, you enter the open-plan dining kitchen, fitted with matching base and wall cabinets, granite worktops, and an inset sink. There is provision for a range of appliances. Once again, full-height windows and French doors open out to the front garden, allowing for open views and plenty of natural light.

A back door opens to the rear courtyard, which enjoys a patio terrace with access to the adjoining boiler room, housing the air source heat pump and hot water system. There is a further reception room currently used as a home office, offering flexibility for remote working or additional living space.

From the entrance hall, the staircase rises to a spacious first-floor landing, giving access to three large double bedrooms and the family bathroom.

The principal bedroom suite features a vaulted ceiling, a large walk-in wardrobe, an additional built-in wardrobe, and an en-suite shower room fitted with a WC, wash hand basin, and shower. A window enjoys far-reaching views across the front aspect. The two further double bedrooms have been creatively designed, both offering attractive views to the front. Each has been fitted with stairs rising to a mezzanine-level sleeping/play area.

OUTSIDE

The property is accessed via a communal courtyard, leading to a private driveway that includes a timber framed garage and a double carport, both with lighting and power connected. Please note that the driveway is subject to a right of way for the farmer to have occasional access when required to a field (there is another regular access on the farm side).

The front of the property is framed by lawned gardens and well-stocked flower beds, along with a variety of fruit trees, including apple, plum, and cherry. Within the garden sits a fully insulated summer house, complete with windows, lighting, and power, making it ideal for use as a home office or hobby room.

From the barn, far-reaching views can be enjoyed towards Brown Clee Hill and across the Corve Dale to Wenlock Edge and the Long Mynd.

SERVICES

We are advised by our client that mains water and electricity are connected and the heating is by an Air Source pump. The sewage is a communal system for barns with a shared cost and is positioned in a small coppice opposite with gated access from the property. There is a small charge for the upkeep of this and the communal areas divided equally between the barn residents and the farmhouse. (approx £250pa). Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: E.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

From Bridgnorth, proceed on the B458 towards Morville and then bear left on the B4368 towards Monkhoppton. Proceed along this road for a couple of miles taking a left turn towards Ditton Priors. On entering the village go past the garage and turn right into Vicarage Road sign posted towards Stanton Long/Ashfield. At the T-junction turn right towards Ashfield and follow this road for approximately a mile you will see the farm on the left hand side and the barn is indicated by our For Sale Board.

Offers Around £600,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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