



Spring Cottage 2 Hall Road, Ditton Priors, Bridgnorth, Shropshire, WV16 6TW

BERRIMAN
EATON





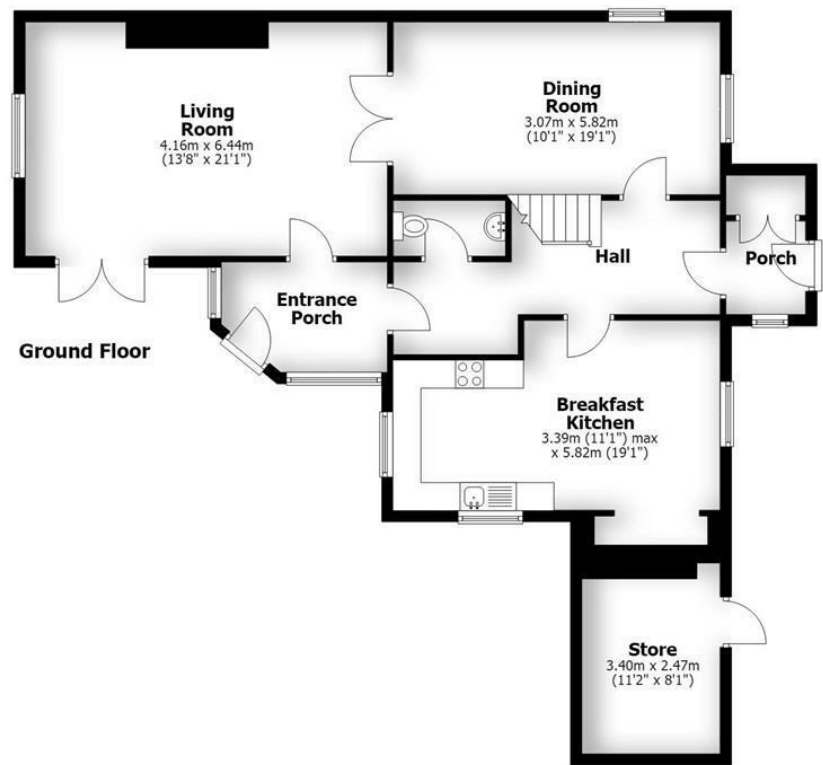
Spring Cottage 2 Hall Road, Ditton Priors, Bridgnorth, Shropshire, WV16 6TW

A secluded setting, this cottage stands in just over two acres of land and is a convenient distance to the village amenities. The five bedroom accommodation requires some updating, but has spacious rooms and good potential to extend, approached by a long sweeping driveway to this private position. (STPP).

Bridgnorth - 9 miles, Shrewsbury - 21 miles, Ludlow - 14 miles, Telford - 17 miles, Kidderminster - 22 miles, Worcester - 32 miles, Birmingham - 40 miles.

(All distances are approximate).

SPRING COTTAGE
DITTON PRIORS



HOUSE: 169.8sq.m. 1,827.8sq.ft.
OUTBUILDINGS: 33.0sq.m. 355.2sq.ft.
TOTAL: 202.8sq.m. 2,183.0sq.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

Ditton Priors is a small, picturesque rural village located to the south-west of the historic market town of Bridgnorth. Surrounded by rolling hills and scenic landscapes, the area is a haven for walkers, cyclists, and lovers of the outdoors, making it highly sought after for its natural beauty and community feel. The village itself has an excellent selection of local amenities including a primary school, church, post office, cafe, medical practice, convenience store and excellent butchers. There is also a petrol station, public house and a village hall/community centre.

ACCOMMODATION

The original cottage dates back some 300 years and has undergone previous extensions and works, although now requires some general updating. The property is entered via an entrance porch, providing practical cloak and boot storage with doors leading into the main accommodation. The characterful living room features an exposed brick fireplace with an open fire, complemented by an attractive beamed ceiling. A window and patio doors provide views over and direct access to the gardens. A separate dining room is accessed from both the living room and the entrance hall, offering an ideal space for formal dining with windows overlooking the side and rear gardens. The hall provides access to a guest WC. The breakfast kitchen enjoys views over both the front and rear gardens and is fitted with a range of base and wall mounted cupboards with work surfaces over, incorporating a sink unit, electric hob and built-in oven and grill. An attractive inglenook fireplace provides a focal point to the room and houses a solid fuel Rayburn (decommissioned),

From the hall, a staircase rises to the spacious first floor landing. The principal bedroom is a generous double room enjoying a dual aspect, together with an adjoining dressing room which offers plumbing for the installation of en-suite facilities. There are four further well proportioned bedrooms, served by the family bathroom, which is fitted with a WC, wash hand basin, panelled bath and separate shower enclosure.

OUTSIDE

Set well back from Hall Road, a long private driveway leads to the cottage, where there is ample parking and lawned gardens that wrap around the property. The gardens enjoy a high degree of privacy, beautifully screened by mature trees and offering a peaceful, secluded setting.

Within the grounds stands a detached outbuilding in a dilapidated condition, together with a further adjoining store room housing the oil fired central heating boiler. Paddocks adjoin the gardens, enhancing the property's rural appeal. Extending to just over 2 acres in total, the grounds offer an excellent balance of open space and privacy, while the village centre is conveniently located approximately 0.6 miles from the cottage.

SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and private drainage via a septic tank. Verification should be obtained from your surveyor.

TENURE

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. Upon entering the village of Morville, fork left onto the B4368, signposted Craven Arms. Continue along this road for approximately 3 miles, then turn left, signposted Ditton Priors. As you enter the village of Ditton Priors, take a right-hand turn into Vicarage Road, then left onto Ashfield Road, where the entrance to Spring Cottage can be found a short distance along on the left-hand side.

Offers Around £700,000

EPC:

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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