Since 1971

Andrew Grant



Brook Cottage





Brook Cottage

1 Vicarage Road, Ditton Priors, WV16 6SP

A stone cottage combining richly textured interiors with secluded gardens, substantial outbuildings and extensive parking, situated within the Shropshire Hills National Landscape in the village of Ditton Priors.

3 Bedrooms | 2 Bathrooms | 2 Receptions | Detached gym and office space

Brook Cottage is a semi-detached home whose stone elevations introduce interiors shaped by exposed timbers, fireplaces and a country style kitchen and breakfast room. Two separate reception rooms retain their individual character, while two double bedrooms and a shower room share the main staircase. A spiral staircase reaches the third bedroom above the living room, with a second shower room downstairs. Mature gardens include a stone summerhouse converted for a hot tub, complemented by a detached gym, garaging, workshop and office space, with extensive driveway parking.

1445 sq ft (134.2 sq m)

Freehold

The ground floor

Exposed stonework, timber work surfaces and panelled cabinetry give the kitchen and breakfast room its country character. A range cooker, tiled floor and painted ceiling beams reinforce the setting, while glazed double doors connect the dining space with the family room.

A stove within a brick fireplace anchors the living room, complemented by substantial exposed timbers and a broad window overlooking the garden. Its extended shape creates distinct seating areas, with a spiral staircase rising to the third bedroom.

The family room offers a more intimate setting around its brick fireplace and timber mantel. Exposed ceiling beams and three windows along one wall continue the cottage character, while double doors allow it to connect with or close off from the kitchen.










LEGO



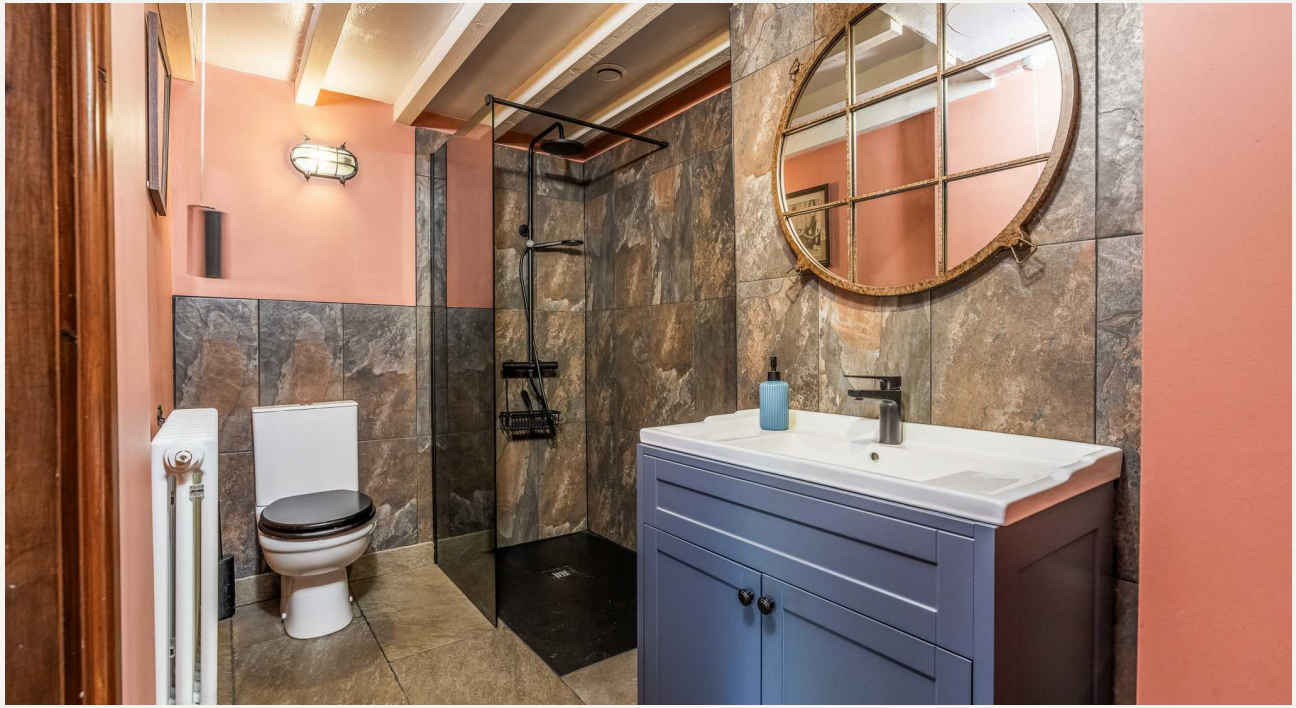


An oak framed porch introduces the entrance hall, where a rooflight brightens the flagged floor and exposed stonework. The hall forms the central connection between the kitchen and living room, giving the entrance a clear sense of the cottage's character.

The ground floor shower room combines a walk in shower with dark wall finishes and a vanity basin with cupboard storage. Painted overhead beams retain a connection with the older cottage, alongside the updated fittings and WC.

Tucked off the living room, the utility keeps laundry facilities separate from the kitchen and exposed stonework continues into this space.






PROPER JOB
Gordon Ramsay
HAIRY BIKERS
BOSCH

The first floor

Exposed ceiling timbers and windows on two sides give the primary bedroom a distinctive cottage atmosphere. Built in cupboards flank the approach from the landing, keeping storage together at the entrance to the double bedroom.

A pitched ceiling gives the second double bedroom its own character, with windows on opposing sides bringing contrasting outlooks. Built in cupboards provide storage without interrupting the main bedroom space.

Reached by the spiral staircase from the living room, the third bedroom occupies a separate upper level. Two Velux windows brighten its sloping ceiling, creating a bedroom that could alternatively provide an office away from the main bedroom landing.

The upstairs bathroom has been refitted as a shower room, pairing a glazed enclosure and rainfall shower with a vanity basin and WC. A Velux and window brighten the room, while exposed timber preserves its cottage character.



















The garden

Extending to 1/2 acre, the grounds give the cottage a secluded setting among established trees and shrubs. Lawns are divided by curved borders and gravel paths, with a wooded area towards the rear adding depth to the garden.

A paved terrace beside the cottage provides an enclosed outdoor setting framed by stone walls and timber screening. Paths continue around the building, linking this sheltered area with the lawns and outbuildings.

The stone summerhouse has been converted into a hot tub room, distinguished by a broad arched opening and arched windows. Its pitched roof and stone detailing make it a characterful feature at the far end of the lawn.

Elsewhere, clipped hedges, flowering shrubs and mature trees create contrasting garden areas rather than one uninterrupted lawn. Gravel paths connect these spaces, with timber stores and a covered log store supporting the practical upkeep of the grounds.



















The outbuildings and parking

The detached oak framed gym combines exposed roof timbers with timber clad walls and windows on both sides. Double doors open beneath a deep covered terrace, extending the building into the garden, and an electricity supply supports its current use.

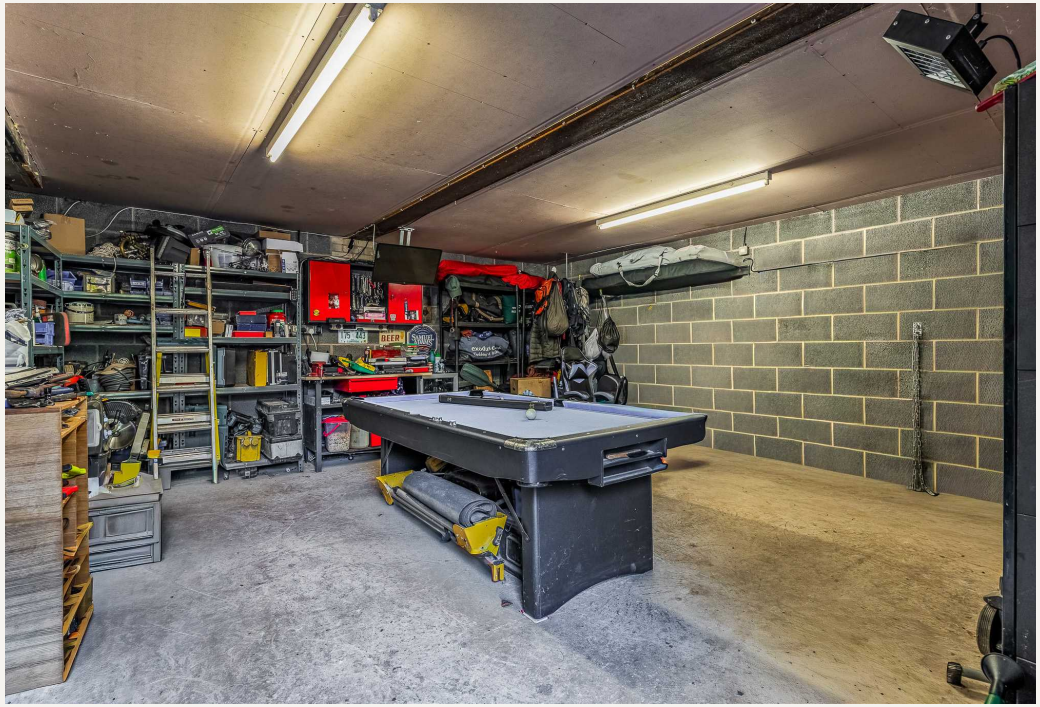
The double garage and workshop provides substantial space alongside a ground floor WC and basin. An internal staircase reaches the upper room, ideal for office use or further storage, with a Velux window and gable window. An oak framed double carport adds further covered parking.

A long gravel driveway passes between mature hedges before opening into a broad parking area beside the cottage and outbuildings. With extensive space for vehicles, the approach provides substantial parking while retaining the lawns and borders as distinct garden areas.










TOYS R US
BABIES R US



Location

Vicarage Road places the cottage in Ditton Priors, a rural Shropshire village at the foot of Brown Clee Hill. Traditional stone buildings and surrounding farmland give the locality its established countryside character.

Everyday amenities include a village shop, butcher and medical practice, alongside a pub and café. The recreation ground and pavilion are also on Vicarage Road, adding to the village's community facilities.

Brown Clee CE Primary School is on Station Road within the village. Secondary education options include Bridgnorth Endowed School, while the wider area provides further choices subject to individual admissions arrangements.

Local lanes connect with routes towards Bridgnorth, Ludlow and Craven Arms, including the B4364 and B4368. Mainline railway stations at Ludlow and Craven Arms provide options for journeys beyond the area.

Brown Clee and the wider Shropshire Hills offer extensive opportunities for countryside walks. The surrounding region combines hill scenery with historic market towns, giving access to both outdoor recreation and broader cultural interests.





Services

The property benefits from mains electricity and water, with oil fired central heating supplied by an external boiler and pressurised hot water cylinder. The detached workshop and office have a separate electric heating system. Drainage is provided by a new private wastewater treatment plant, which discharges into a nearby brook.

Broadband Speed

Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: E.

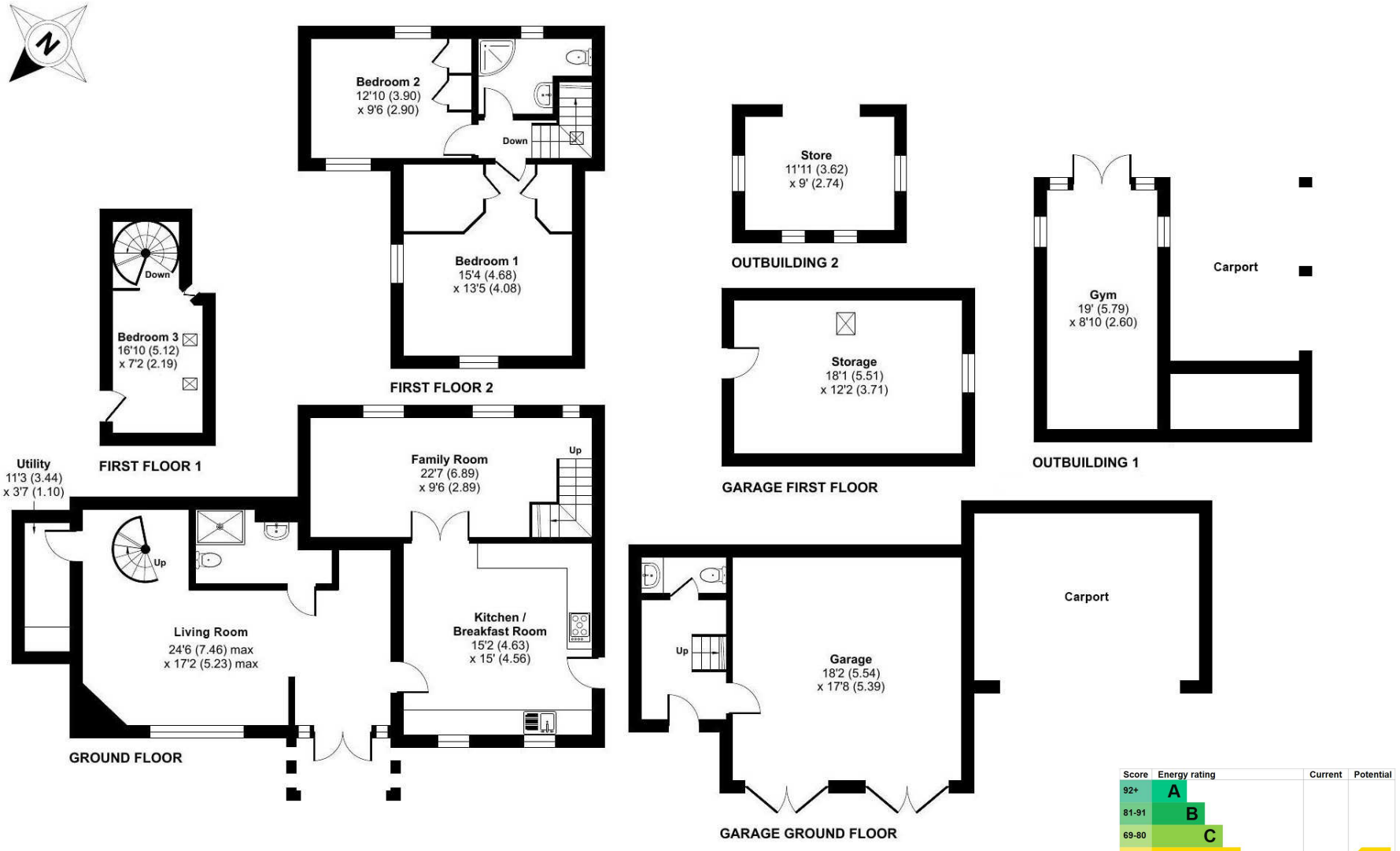
Council Tax

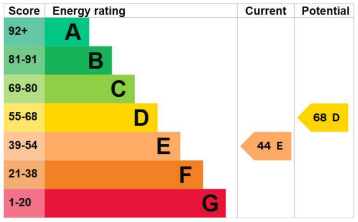
The Council Tax for this property is Band C.



Brook Cottage, Vicarage Road, Ditton Priors, Bridgnorth, WV16

Approximate Area = 1445 sq ft / 134.2 sq m
Garage = 634 sq ft / 58.9 sq m
Outbuilding = 275 sq ft / 25.5 sq m
Total = 2354 sq ft / 218.6 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1530515

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