



Crofters Cottage, 7 St. Johns Court, Ditton Priors, Bridgnorth, Shropshire, WV16 6TQ

BERRIMAN
EATON

Crofters Cottage, 7 St. Johns Court, Ditton Priors, Bridgnorth, Shropshire, WV16 6TQ

An idyllic three bedroom, two bathroom stone cottage set within private large gardens, complete with driveway and garaging. Enjoying a sought after rural village location close to local amenities, the property benefits from open countryside views to the rear including the Brown Clee. 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).

LOCATION

St Johns Court enjoys a peaceful and highly desirable position in the heart of Ditton Priors, set within the Conservation Area and near the historic St John's Church. This tranquil setting offers views towards the Brown Clee summit, surrounded by the unspoilt Shropshire countryside.

Ditton Priors is a small, picturesque rural village located to the south west of the Market Town of Bridgnorth, with 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 a selection of local amenities including a primary school, church, post office, medical practice, convenience store and excellent butchers. There is also a petrol station, public house and a village hall/community centre, all within walking distance.

ACCOMMODATION

Upon entering through the front entrance, the hall provides access to the first floor via a staircase with useful understairs storage, along with a convenient guest cloakroom/WC. The kitchen overlooks the rear garden and features a stable door opening directly onto a patio terrace with views across the garden to the Brown Clee. The kitchen is fitted with a range of matching base and wall units with work surfaces over, incorporating a sink unit and provision for appliances. There is a separate dining room and a generously proportioned living room which benefits from a dual aspect. Sliding patio doors open onto the rear patio, enjoying open views beyond.

Stairs rise to the first floor landing, which includes two useful storage cupboards, one housing the central heating boiler, and a small study area.

The large principal double bedroom enjoys views to the rear and is fitted with a range of built in wardrobes together with an en-suite shower room. Two further double bedrooms are served by the main bathroom, which is fitted with a bath, separate shower, wash hand basin and WC.

OUTSIDE

Positioned within a small private development, Crofters Cottage is set back behind a neatly laid lawned foregarden with a pathway leading to the front entrance. The rear garden is predominantly laid to lawn and features well established borders with a pathway leading through to an elevated patio terrace. The garden enjoys a peaceful and private aspect with views across neighbouring farmland to the Brown Clee. A pedestrian gate gives access to a single garage with an adjoining carport and parking. Crofters Cottage also owns a small piece of land adjacent to the brook with direct access to beautiful countryside walks.

SERVICES

We are advised by our client that mains water, electricity and drainage are connected. LPG central heating. 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 Ditton Priors, proceed past the petrol station, and take the second turning on the right, opposite the Howard Arms. Continue along taking the second left turn into St Johns Court. For parking follow the drive to the bottom and bear left, where number 7's parking is the first on the left.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

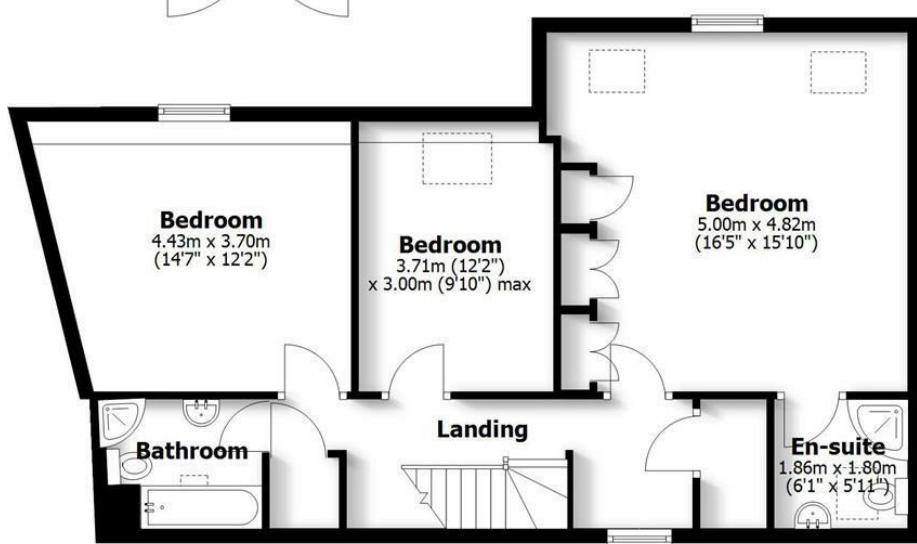
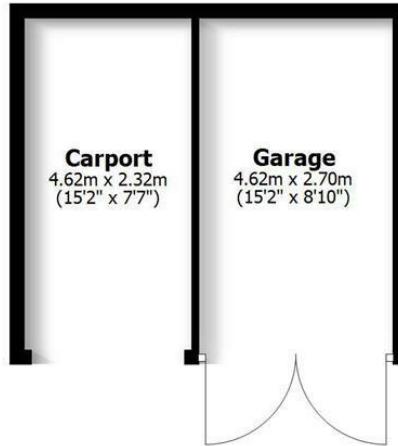
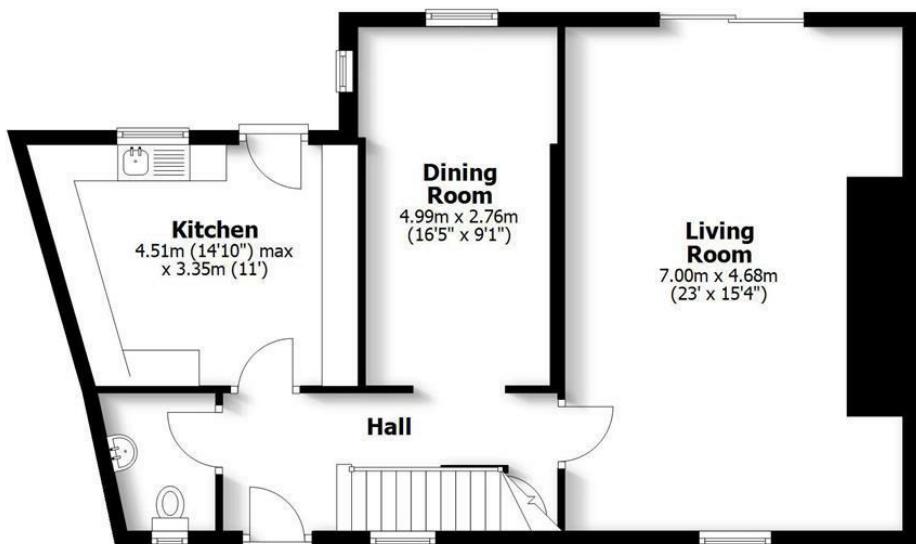
Offers Around
£450,000

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.



CROFTERS COTTAGE 7 ST JOHNS COURT, DITTON PRIORS



HOUSE: 146.0sq.m. 1,571.9sq.ft.

GARAGE/CARPORT: 23.6sq.m. 254.4sq.ft.

TOTAL: 169.6sq.m. 1,826.3sq.ft.

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

