



1 Netchwood Manor Cottage, Monkhopon, Bridgnorth, Shropshire, WV16 6SE

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Set in a peaceful and private rural location, this charming semi-detached cottage enjoys uninterrupted views across the surrounding countryside. The cottage features three well-proportioned bedrooms, well maintained cottage-style gardens full of character, and the added benefit of private parking and a garage.

Ditton Priors - 2.4 miles, Bridgnorth - 7 miles, Ludlow - 16 miles, Telford - 15 miles, Shrewsbury - 19 miles, Birmingham - 38 miles.

(All distances are approximate).

LOCATION

Netchwood is a picturesque setting located just on the outskirts of Ditton Priors, a charming Shropshire village nestled to the south-west of the historic market town of Bridgnorth. Set at the foot of Brown Clee Hill, the area is surrounded by stunning natural countryside, offering easy access to a wealth of walks and outdoor activities.

The village of Ditton Priors offers a good range of local amenities, including a primary school, church, garage, cafe, post office, medical practice, convenience store, a traditional butcher's shop and a pub. The village hall/community centre serves as a hub for local events throughout the year.

ACCOMMODATION

Approached through the pretty cottage front garden, a paved path leads to the main entrance. The front door opens into a porch, with a further door leading into the entrance hall where stairs rise to the first floor. Doors lead off to the following accommodation:

The dining kitchen is equipped with a range of base units topped with work surfaces, incorporating a sink unit, an oven, and a ceramic hob. There is also space available for additional appliances. An oil-fired ESSE range cooker offers supplementary cooking facilities and also serves as the source of both heating and hot water for the property. A useful walk-in pantry offers additional storage. Windows to the front and side elevations provide plenty of natural light, and a rear door offers access to the garden.

Across the hall is the lounge, featuring a large inglenook fireplace housing a Clearview stove. The room enjoys views through windows to the front elevation and includes an adjoining study area at the rear, offering a quiet and versatile space. Also on the ground floor is a bathroom, fitted with a WC, pedestal hand basin, and a bath with shower over.

Stairs rise to the first-floor landing, which includes built-in cupboard space and a rear-facing window offering pleasant views. The principal double bedroom is generously proportioned and benefits from two fitted double wardrobes, providing ample storage. There are two further bedrooms, all of which enjoy far-reaching views to the front over the surrounding farmland and countryside.

OUTSIDE

The cottage is set back behind a well-established front garden, framed by mature planting and well-stocked borders. A paved pathway leads to the front entrance.

The lawned gardens extend around the side of the property, where a variety of fruit trees provide seasonal interest. To the rear, the garden has been thoughtfully landscaped to create a productive organic space. Here you'll find an extensive array of raised vegetable beds—perfect for those with a passion for gardening or sustainable living. A paved patio terrace offers a peaceful spot for outdoor dining or relaxation, complemented by a greenhouse and a useful brick outbuilding, ideal for storage.

Located just beyond the cottage is a single garage having an up/over door to the front together with a power cable readily available to connect for the installation of a car charging point.

SERVICES

We are advised by our client that mains electricity and water are connected. Oil fired heating and hot water run by an Esse Range in the kitchen which can also be used for cooking. There is a separate immersion heater. The septic tank is located in the rear garden and is shared with one neighbour - emptied bi-annually. Please note: A power supply is ready in the garage for the installation of a car charging point.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. NO UPWARD CHAIN. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: D.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth on the A458 towards Shrewsbury. On entering Morville, fork left onto the B4368 signposted Craven Arms. Follow this road along and after approximately 3 miles turning left signposted Ditton Priors. Continue for approximately 1 mile where the entrance to the track can be found on the left hand side. Turn into the track and continue for a short distance where 1 Netchwood Manor Cottage is positioned on the left hand side. The garage can be found just beyond, with the left hand garage belonging to 1 Netchwood Manor Cottage.
What3words - ///spud.fizzle.payback

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Asking Price
£395,000

EPC: F

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.



1 NETCHWOOD MANOR COTTAGE MONKHOPTON, BRIDGNORTH

HOUSE: 108.8sq.m. 1,171.1sq.ft.
GARAGE: 14.2sq.m. 153.0sq.ft.
STORE: 1.9sq.m. 21.0sq.ft.
TOTAL: 124.9sq.m. 1,345.1sq.ft.

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



