3 Upper Netchwood, Monkhopton, Shropshire, WV16 6SF

BERRIMAN
EATON

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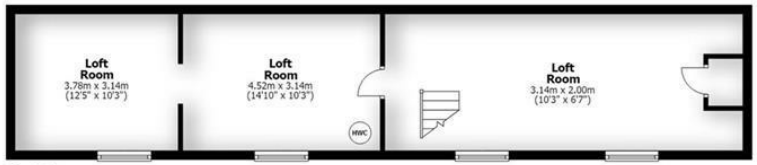
With around 13.5 acres, this delightful country cottage with a large range of outbuildings offers tremendous scope for either private or business use (subject to planning). Such opportunities are rare to find - approached by a private drive leading to the cottage and outbuildings, on arrival the property has 360 degree views across the paddocks and beautiful countryside beyond.

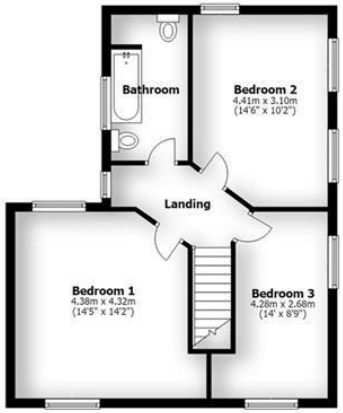
Ditton Priors - 2..2 miles, Bridgnorth - 7 miles, Ludlow - 16 miles, Telford - 15 miles, Shrewsbury - 19 miles, Birmingham - 38 miles.

(All distances are approximate).

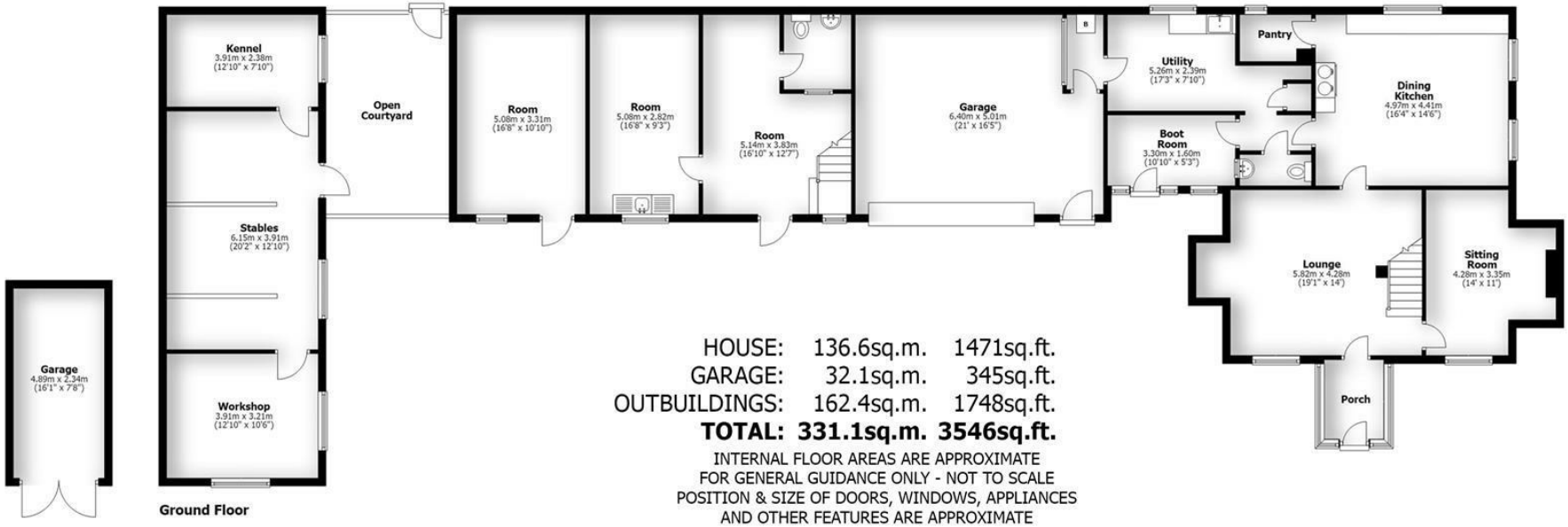
3 UPPER NETCHWOOD
MONKHOPTON



First Floor



First Floor



Ground Floor

HOUSE:	136.6sq.m.	1471sq.ft.
GARAGE:	32.1sq.m.	345sq.ft.
OUTBUILDINGS:	162.4sq.m.	1748sq.ft.
TOTAL:	**331.1sq.m.**	**3546sq.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
Upper Netchwood is a small cluster of houses and cottages in an elevated position above Weston and Monkhopton, on a route up to the Brown Clee. Just a couple of miles from the village of Ditton Priors, a village and to the south-west of the historic market town of Bridgnorth, 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.

SUMMARY
With no upward chain, this is a delightful opportunity to acquire a country residence in a most delightful setting, surrounded by 13.5 acres of its own land. A long private drive provides the access, situated near the Water Tower above Monkhopton. This is an elevated position with views and equally easy access to the road network. The cottage is quite habitable, but dated, linked to a large range of out-buildings fondly named 'The West Wing'. This range of brick and tile out-buildings are more modern construction than the cottage with first floor loft rooms across most of the ground floor.

ACCOMMODATION
Throughout there are exposed beams and some double and secondary double glazing. Entering from the front porch into the sitting room, stairs rise to the first floor and there is an original fireplace with a Clearview log burner. Beyond is the sitting room also with a Clearview log burner. The breakfast kitchen has a range of fitted units and an AGA plus a shelved pantry. From the kitchen, the ground floor extends to an inner hall and access to the side porch, a WC guest cloakroom and then a utility with shelves and the boiler.

The first floor landing gives access to three bedrooms and the bathroom.

THE WEST WING
A selection of out-buildings through a gated entrance and having a concrete hard standing , form a courtyard. Having internal access from the cottage, there is a double garage with a roller shutter door, adjoining three rooms with three loft room on the first floor via a staircase. These include a WC and sinks.A further detached building provides stores and a workshop, whilst there are further timber sheds and log store.

OUTSIDE
The long drive winds up to the cottage, bearing left leads into a large parking area with a vegetable garden beyond, including a greenhouse and shed. The cottage has a pretty garden with an extensive range of mature flowering plants and shrubs, with a fence dividing into the paddocks.

COUNCIL TAX
Shropshire Council.
Tax Band: F

TENURE
We are advised the property is FREEHOLD. Please seek confirmation from your legal team.

VIEWING ARRANGEMENTS
Strictly by appointment only - Please contact our BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS
Sold as seen - any items in the property will remain.

SERVICES
We have been advised by our client there is mains water, electricity and private drainage. Oil fired central heating. Please ask for confirmation prior to proceeding.

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 just over a mile where the water tower can be identified on the right. Take the next right and look for the driveway entrance on the left which has white painted post and rail fencing at the entrance/

Offers Around £730,000

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.

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