

13 Hillside, Ditton Priors, Bridgnorth, Shropshire, WV16 6TP

BERRIMAN EATON











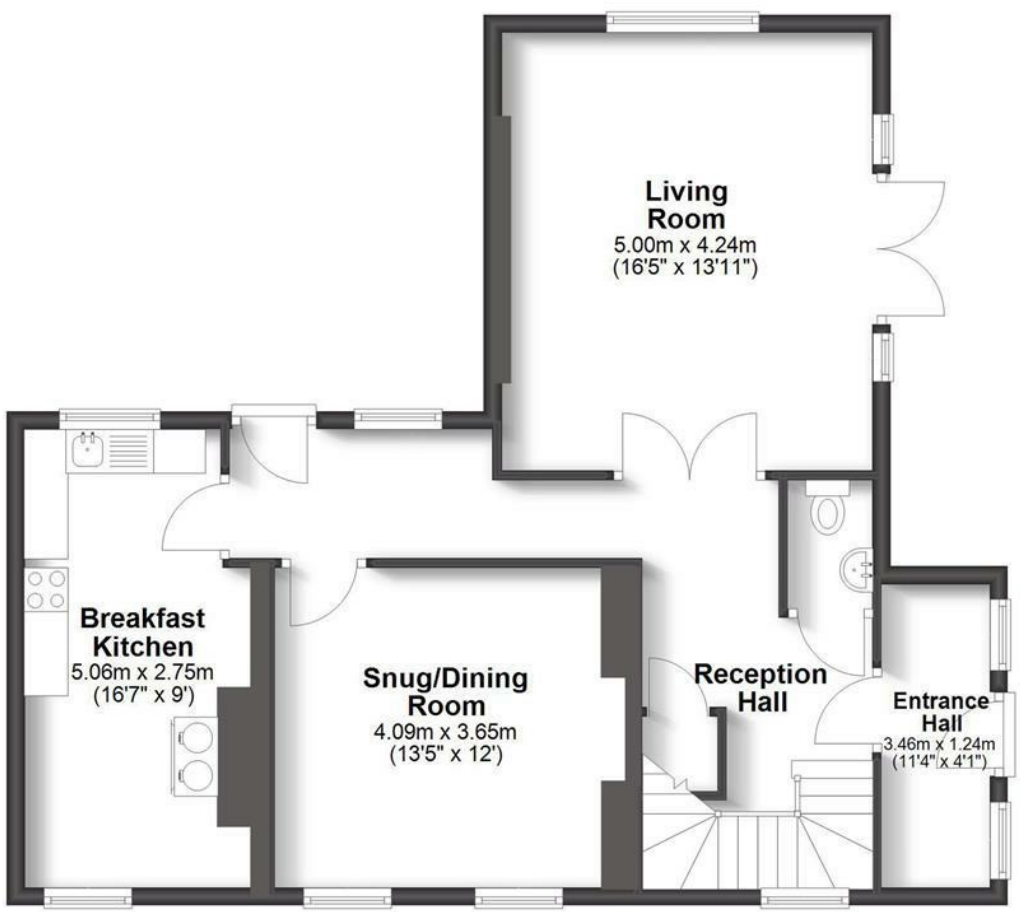
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A large cottage with outstanding views - above the village of Ditton Priors on the side of the Brown Clee. In tasteful, modern condition, this will be a sought after home. Bridgnorth - 9 miles, Ludlow - 12 miles, Shrewsbury - 21 miles, Kidderminster - 19 miles, Telford - 17 miles, Wolverhampton - 24 miles, Stourbridge 23 miles, Birmingham - 38 miles. (All distances are approximate).

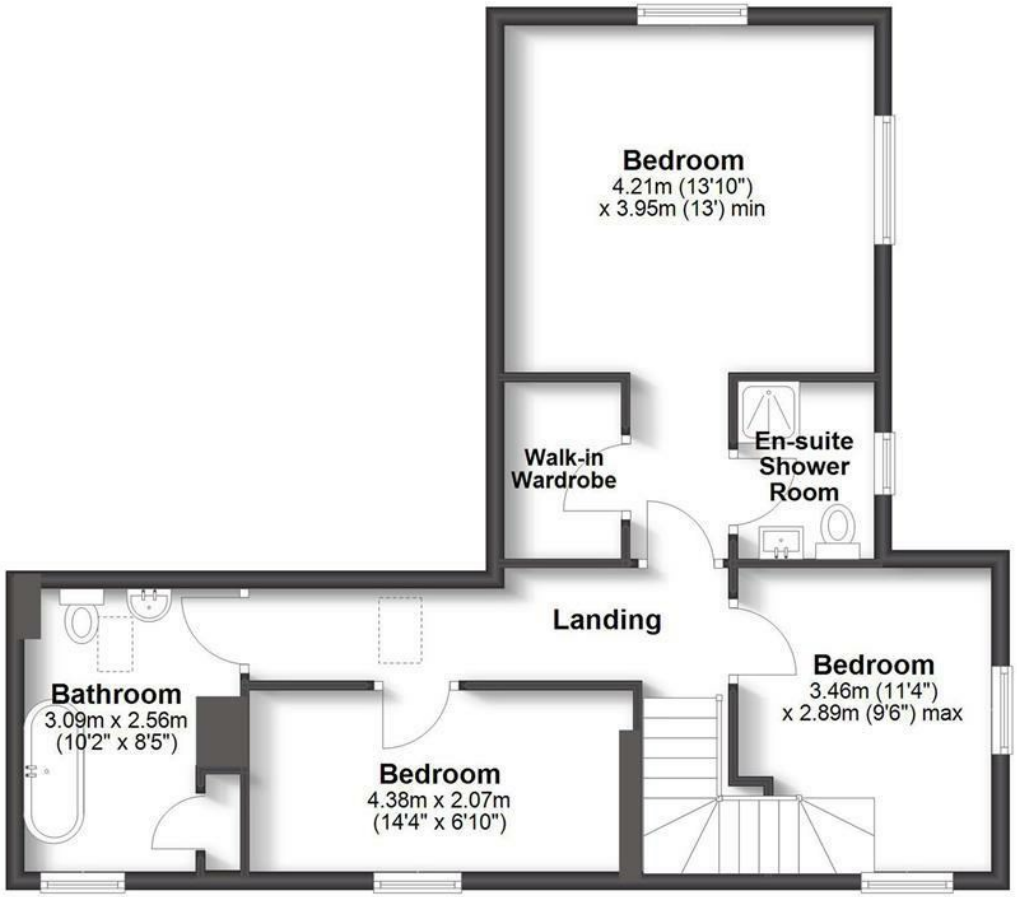
13 HILLSIDE
DITTON PRIORS

TOTAL: .137.1sq.m. 1,475.8sq.ft.

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



Ground Floor



First Floor

LOCATION
This is a glorious location on the side of the Clee with far reaching views. Overlooking the village below, local amenities including Reg May's award winning Village Butchers Shop. Ditton Priors is a rural village South West of the historic market town of Bridgnorth and surrounded by beautiful natural Shropshire countryside giving access to many walks and activities. The village itself includes a primary school, church, post office, medical practice and convenience store. There is also a petrol station, public house and a village hall/community centre.

OVERVIEW
Framed by a stunning natural backdrop, this beautifully presented semi-detached cottage occupies an elevated position offering uninterrupted views across the rolling Shropshire countryside. With an immaculate interior and a thoughtfully designed private landscaped garden, this charming home blends rural tranquillity with exceptional scenery. Installed in October 2025 was an air source heat pump for the heating and hot water.

ACCOMMODATION
From the driveway, a pathway leads to the side entrance, opening into an entrance hall that offers practical coat and boot storage. A further door leads into the spacious reception hall, featuring a turning staircase to the first floor with a useful understairs storage along with a guest WC. Double doors open into a light and spacious living room enjoying a dual aspect and French doors opening out to the side along with a large inglenook fireplace complete with log burner. An inner hallway leads to a versatile study or formal dining room, with front-facing windows and another charming fireplace housing a log burner, offering the perfect work-from-home environment or a cosy entertaining space. The well-appointed breakfast kitchen enjoys a bright dual aspect and comes fitted with matching base and wall units, ample worktops, and a sink unit. Integrated appliances include an oven/grill, induction hob, dishwasher, and washing machine. The kitchen also features a traditional Rayburn (not connected).

To the first floor, the principal bedroom suite enjoys far-reaching views to both the side and rear aspects, offering a peaceful retreat with a walk-in wardrobe and a stylish en-suite shower room. Two further well-proportioned bedrooms provide comfortable accommodation for family or guests. The family bathroom is tastefully appointed with a white suite, including a WC, wash hand basin, and a freestanding bath complete with an airing cupboard providing good storage.

OUTSIDE
From the lane, a gated entrance leads into a gravelled driveway, with beautifully maintained gardens to the side and rear. With lawns and well stocked borders, there is a sheltered patio to the rear.

SERVICES
We are advised by our client that mains water and electricity are connected. There is private drainage. The heating and hot water is fuelled by an air source heat pump (installed in 2025). There are additional log burners. Verification should be obtained from your surveyor.

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

COUNCIL TAX
Shropshire Council.
Tax Band: D.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS
By separate negotiation.

VIEWING ARRANGEMENTS
Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS
Leaving Bridgnorth on the A458 towards Shrewsbury. On entering Morville, fork left onto the B4368 sign posted Craven Arms. Follow this road along and after approximately 3 miles turn left sign posted Ditton Priors. Continue through the village, continuing onto South Road, passing the Howard Arms and then the butchers. Take a right hand turn into Bent Lane and continue to the junction. Turn right and continue along for a short distance where the property can be found along on the right hand side.

Offers Around £495,000 EPC: D

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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