



The Parlour

Neen Sollars, Kidderminster, DY14 0AH

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5 Bedrooms 2 Bathrooms 1 Reception

The Parlour is a charming character property comprising five bedrooms and wonderful walled gardens, located in the beautiful village of Neen Sollars in South Shropshire.

Key features

- Character country property
- Wonderful village location
- Fully enclosed walled gardens
- Flexible accommodation with 5 bedrooms
- Large family farmhouse kitchen
- Superb vaulted living room
- Off-street parking
- Integral garage

Freehold/1646 sq. ft.







The Parlour is a former milking parlour completely rebuilt in the early 1990s and offers a wealth of spacious and flexible accommodation, arranged over two floors. The property has a wonderful mix of character features and original materials retained from the former milking parlour.

Outside, to the front, is a private gated driveway with parking for multiple vehicles, an integral garage and wonderful walled gardens with lawned areas, mature planting, patio seating areas and raised brick borders. To the rear of the property is a walled courtyard garden



You enter the property via a brick and tiled entrance porch with an original quarry-tiled floor and stable door. This opens into a superb family kitchen and dining room, leading through to a cloakroom WC and utility room. A large, vaulted living room, family bathroom, and two bedrooms complete the ground floor.

Above the living room, on the first floor, there is a mezzanine and a further double bedroom. From the kitchen, there are stairs to another first-floor area with two double bedrooms.



Kitchen

The entrance porch opens into the large family kitchen and dining room with beautiful limestone tiled flooring, classic cream kitchen cupboards with a large pantry unit and wood block worktops, and a two-oven Aga.



There is plenty of space for a large farmhouse dining table, creating a wonderful, "heart of the home" entertaining space.

From the corner of the kitchen, stairs lead up to one of the first-floor bedroom areas. Here you will find two good-sized double bedrooms with wonderful character exposed wooden beams.





Utility

Off the rear of the kitchen, is an inner hallway that leads to the cloakroom WC and a very useful utility room with stainless steel single sink with a drainer, kitchen cabinets, a built-in dishwasher and space for a washing machine or washer-dryer.

Also accessed from here is the integral garage with double wooded doors and a doorway that leads out to the rear courtyard garden.



Living room

To the left of the entrance porch is a stunning, vaulted living room with a huge inglenook fireplace and impressive log-burning stove.

This incredible room features exposed timbers and trusses, and has double patio doors on both sides, leading out to the front garden and rear courtyard.





Family bathroom

Continuing from the living room, another inner hallway leads through to the family bathroom with a bath, toilet and inset vanity basin



Bedroom five

On the left is a small bedroom which would make a wonderful nursery/bedroom or as it is currently being utilised, a home office.



Master bedroom

At the end of the hallway is the master suite. The good-sized master bedroom has dual aspect windows overlooking the front garden and the rear courtyard and an ensuite shower room with toilet, inset vanity basin and separate shower enclosure.



First floor

From the corner of the living room is a set of stairs leading up to the first floor and a wonderful mezzanine that looks down over the living room.



Bedroom four

You access a further double bedroom from the mezzanine with Velux windows, a built-in wardrobe, under-eaves storage and an inset vanity basin.



Bedroom three

From the kitchen, a separate staircase leads up to another first-floor area and two good size double bedrooms.

To the right is a lovely double bedroom with large Velux windows overlooking the rear courtyard and the front garden. This room also benefits from a large built-in wardrobe and under-eaves storage.





Bedroom two

To the left of the landing is another good-sized double bedroom with a small separate living space and large Velux windows.





Courtyard

To the rear of the property is a lovely walled courtyard area perfect for alfresco dining and entertaining. There is access to both sides of the property via secure wooden gates.



Garage

To the front are a gated gravel driveway leading to the garage, a pathway to the front of the property and the fully enclosed walled garden.



Garden

There are areas of lawn and a host of different patio areas, a stone circle dining/seating area, brick built raised beds with mature planting, perfect for enjoying the afternoon and evening sun.







Services

The Parlour benefits from mains electricity, mains water, a private Drainage Septic Tank, an oil boiler system boiler for Central Heating and Hot Water (Trianco system TRO 20/25 BF) and an oil-fired dual oven Aga.

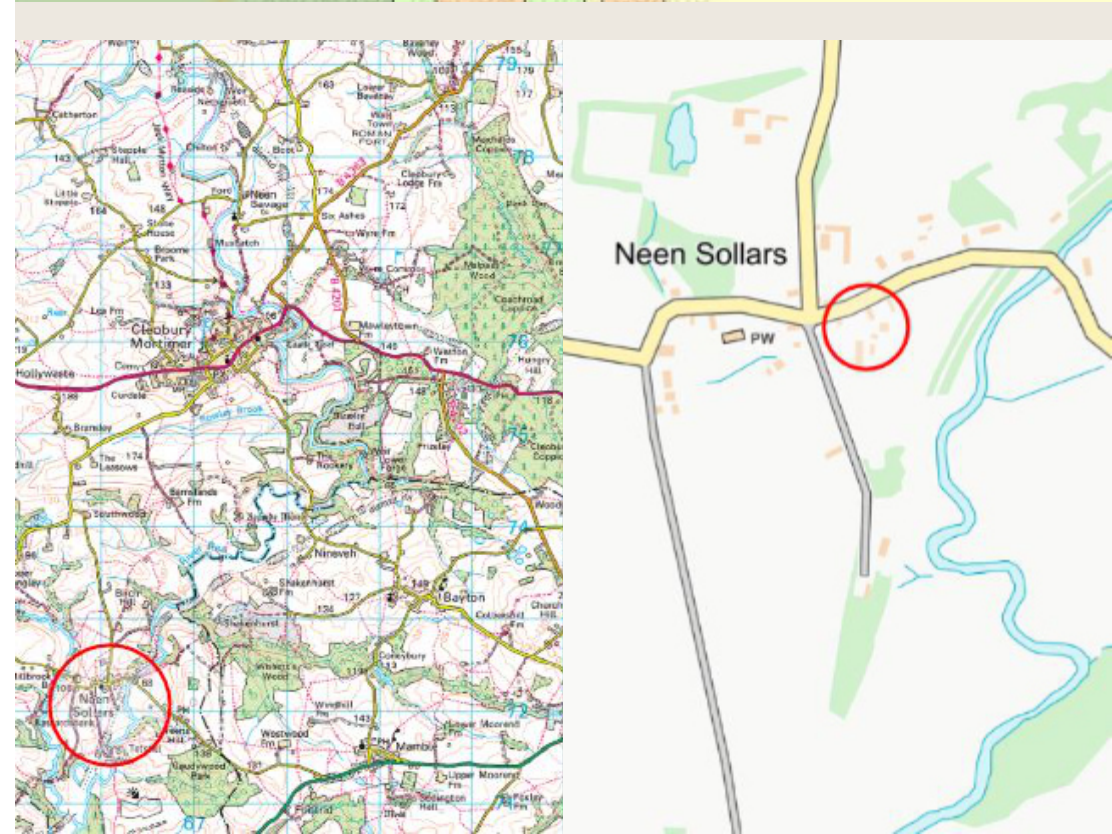
Council Tax Band - F

Location

The Parlour lies in the heart of the village and civil parish of Neen Sollars in southeast Shropshire, England. It is situated close to the border with Worcestershire, six miles north of the small market town of Tenbury Wells.

The fantastic market town of Ludlow is situated 12 miles to the west, and Kidderminster is located 12.5 miles to the northeast. Other major cities nearby include Worcester 40 minutes away and Birmingham and Cheltenham being just over an hour's commute by car.

Neen Sollars has a wonderful public house, the Live and Let Live, which serves fantastic home-cooked food and real ale from local suppliers and has a wonderful large beer garden with incredible far-reaching views. There is a Church of England church located within the village called All Saints.



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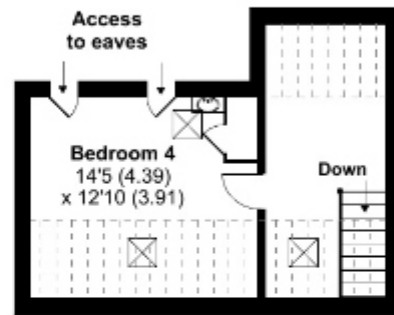
Approximate Area = 1646 sq ft / 152.9 sq m

Limited Use Area(s) = 318 sq ft / 29.5 sq m

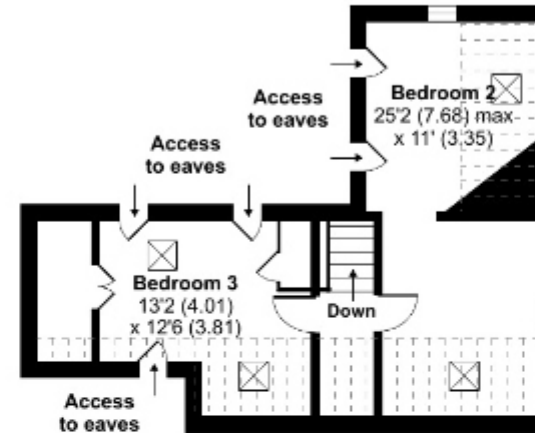
Garage = 175 sq ft / 16.2 sq m

Total = 2139 sq ft / 198.7 sq m

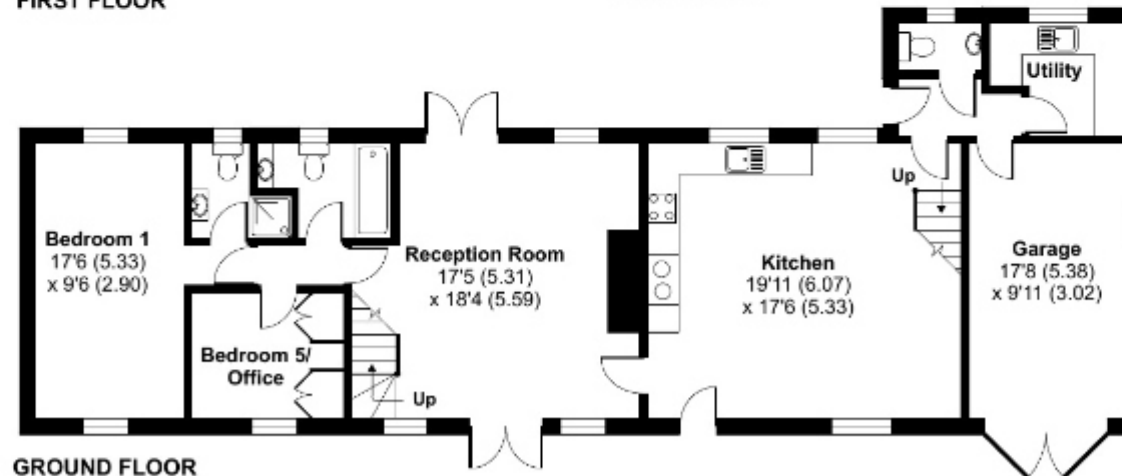
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FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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