

Andrew Grant
PRESTIGE & COUNTRY



The Parlour

Neen Sollars, DY14 0AH



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Neen Sollars, Kidderminster, DY14 0AH

5 Bedrooms 2 Bathrooms 1 Reception Room

“A charming character property comprising five bedrooms and wonderful walled gardens, located in the beautiful village of Neen Sollars in South Shropshire...”

Scott Richardson Brown CEO

- Elegant five-bedroom family home within a characterful rural development.
- Impressive and spacious vaulted living room with log burning stove.
- Large family farmhouse kitchen with dining space.
- Five bedrooms, one with an en suite, plus additional family bathroom
- Delightful fully enclosed walled gardens.
- Gated gravel driveway and ample parking for several vehicles.
- Sought-after village location between Kidderminster and Ludlow.



1646 sq ft (152.9 sq m)



The Parlour

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.



The 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, 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.







The utility and cloakroom

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.





The reception room

Located to the left of the entrance, the substantial living room features a welcoming log-burning stove set into a traditional inglenook fireplace. The room includes French doors on both sides, creating a bright and airy atmosphere with lovely views of the front garden and access to the rear courtyard. A versatile and generous space ideal for family relaxation and entertaining.







The family bathroom

Continuing from the living room, the main bathroom is equipped with a bathtub, wash hand basin and toilet, with panelled walls and a traditional style suited to the home's character.





The fifth bedroom/office

Situated on the ground floor, conveniently located adjacent to the family bathroom, this fifth bedroom is currently used as an office. With a window offering views to the front, it would also make a comfortable single bedroom or nursery.



The primary 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.





The primary en suite

The en suite to bedroom one is well-appointed, featuring a toilet, inset wash hand basin and a separate shower enclosure. Finished with classic neutral tones, the room is bright and practical, with everything required for comfortable daily use.



Mezzanine 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, from here there is access to the fourth bedroom.



The fourth bedroom

Accessed from the mezzanine, a double bedroom features Velux windows, a built-in wardrobe, under-eaves storage and an inset vanity basin. Enjoying a peaceful location, it is ideal as a guest room or principal bedroom.



The second bedroom

From the kitchen, a separate staircase leads up to another first-floor area and two good size double bedrooms. To the left of the landing is a good-sized double bedroom with a small separate living space and large Velux windows.





The third bedroom

Located adjacent to the second bedroom, the third bedroom is a lovely double room 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.



The garden

The gardens at The Parlour are one of its most striking assets. Enclosed by a brick wall and mature hedging, they provide privacy, colour and space in abundance. Lawns are framed by thoughtfully arranged borders brimming with seasonal planting, with a blend of roses, shrubs, perennials and climbers offering year-round interest.



A charming patio runs along the home, ideal for outdoor dining or morning coffee. Beyond this, a large circular seating area enjoys full views of the front garden, including the lawn, ornamental trees and mature well stocked borders.



The courtyard

To the rear of the property, a further garden space offers a more intimate and sheltered setting. Bordered by red-brick walls and trailing ivy, this courtyard-style area includes a paved terrace perfect for container gardening and additional raised beds for herbs and vegetables. A stable door leads directly into the utility room and cloakroom, allowing this space to serve as a practical and peaceful retreat.





The driveway and parking

Approached through a gated gravel driveway, the property enjoys excellent privacy. The drive provides ample space for multiple vehicles. The integral garage has direct access to the utility and cloakroom and provides an additional storage area or extra parking.



Location

Neen Sollars is a charming and tranquil village nestled in the unspoilt countryside of South Shropshire. Surrounded by rolling farmland, wooded hills and a patchwork of bridleways and footpaths, it offers a peaceful rural lifestyle while remaining within easy reach of nearby towns.

The village is steeped in history and community spirit, centred around its 12th-century church and a mix of traditional stone and red brick homes. Local residents enjoy a true sense of village life, with friendly neighbours, quiet lanes and a naturally beautiful setting that changes with the seasons.

Just five miles to the north lies the Georgian market town of Cleobury Mortimer, offering everyday essentials, independent shops, eateries and a highly regarded secondary school. The historic town of Ludlow is under 10 miles away, famed for its medieval architecture, vibrant food scene and monthly farmers' market. To the east, Kidderminster provides further retail and leisure options along with direct rail links to Birmingham and Worcester.

Despite its peaceful location, Neen Sollars is well connected for those who commute, with access to the A456 and A4117 routes placing larger commercial centres within a reasonable drive. Schooling options in the area are strong, including both state and independent choices, and the countryside location makes it particularly attractive for those who enjoy walking, riding or simply soaking up the natural surroundings.

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

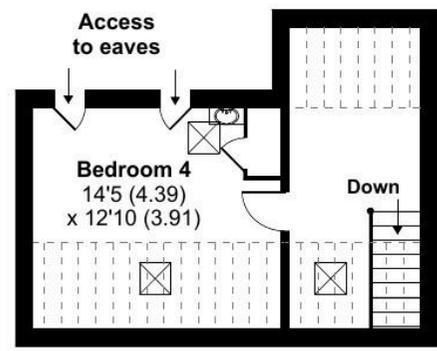
The Council Tax for this property is Band F



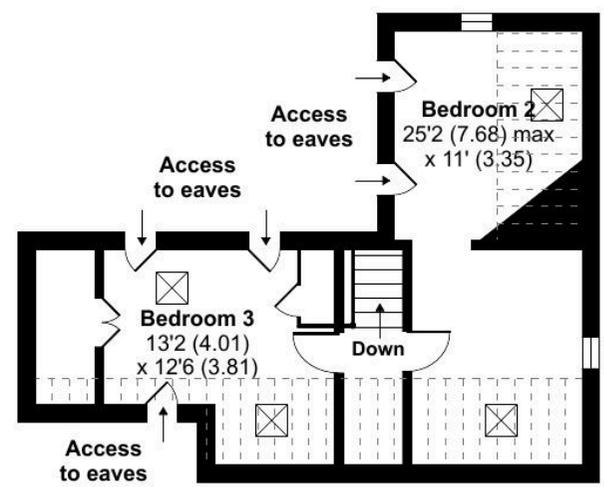
The Parlour, Neen Sollars, Kidderminster, DY14

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

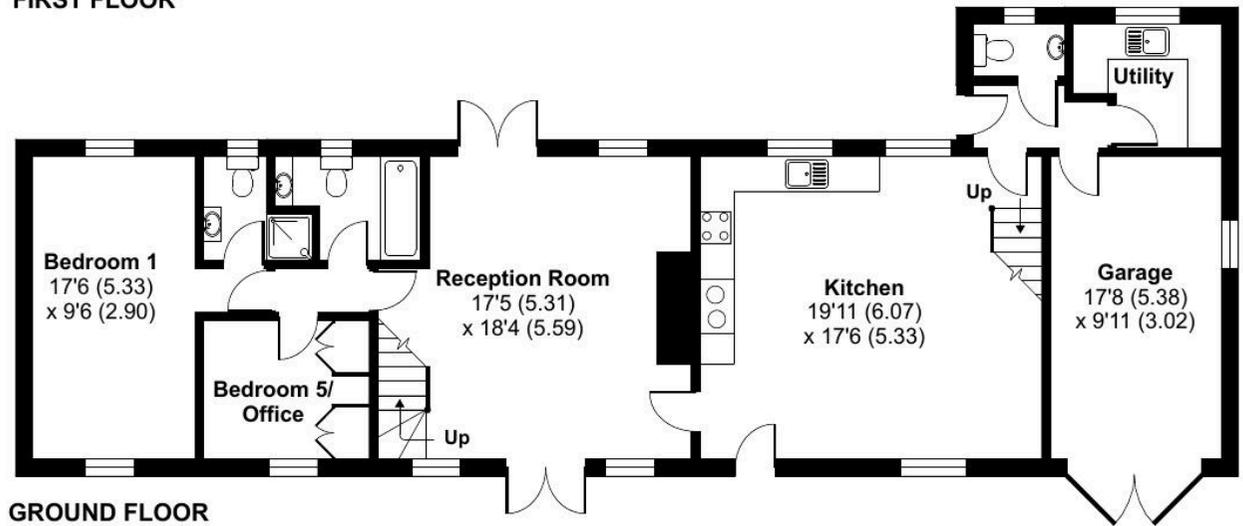
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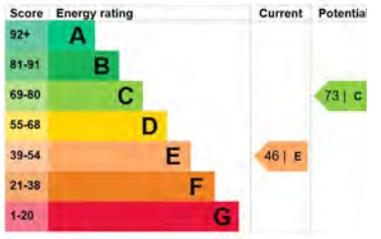
FIRST FLOOR



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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