



The Old Smithy, Neen Sollars, Worcestershire

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EST. 1898

The Old Smithy
Neen Sollars
Kidderminster
Worcestershire
DY14 0AH

A very pretty detached listed period cottage.

Situated in a conservation area with a lovely aspect of the historic church.

- **Sitting room with inglenook fireplace, study/bedroom 3, dining room, breakfast room, rear hallway with cloakroom, kitchen and laundry**
- **Landing, two double bedrooms and shower room**
- **Garage with workshop, attractive mature gardens with gravel driveway.**

Situation

The Old Smithy is a charming grade II listed period cottage situated in the heart of this fashionable village on the Shropshire/Worcestershire borders. The village provides many delightful historic buildings and has a popular pub, The Live and Let Live, a village hall and All Saints Church.

The river Rea flows by the village. The surrounding countryside has rolling hills. It lies 3 miles to the south of the small town of Cleobury Mortimer with other large local centres nearby including Ludlow which is 12 miles to the west and Kidderminster just over 12 miles to the north. The very popular historic town of Bewdley is about 9.5 miles distant.

Cleobury has both junior and senior schools. Rail stations can be found at Ludlow and Kidderminster.

Description

An incredibly appealing extended period cottage with a delightful south facing position. The cottage, although tired in places has retained much character including a wealth of exposed timbers.

Lying to the front of the property is a wonderful sitting room with imposing inglenook fireplace and exposed timber frame. There is a useful study/potential 3rd bedroom with extensive range of book shelving.

The Old Smithy has the benefit of a separate dining room together with an adjoining potential breakfast room with tiled floor.

There is a rear reception hall with quarry tiled floor, exposed timbers and china cupboard. Cloak room off.

To one side of the cottage is the kitchen with a range of wall and floor cabinets, quarry tiled floor, electric hob and cooker. Adjoining utility room with plumbing for washing machine and floor and wall cabinets.

The first floor is served by a central landing giving access to two double bedrooms together with a shower room.

Outside

Single garage with workshop area and two up and over doors.

The Old Smithy is approached to the rear of the property by a timber field gate and gravel driveway. This provides some good vehicle hardstanding.

Attractive mature gardens. Lying to the front of the house is an enclosed lawn garden with high hedging and a nice aspect of the village church. There is a useful period store and two timber sheds.

Rear lawn garden with small terrace.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage. LPG central heating.

Local Authority

South Shropshire District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words [///archduke.existence.overlaid](https://www.what3words.com/#!/archduke.existence.overlaid)

Neen Sollars, Kidderminster, DY14

Approximate Area = 1415 sq ft / 131.4 sq m

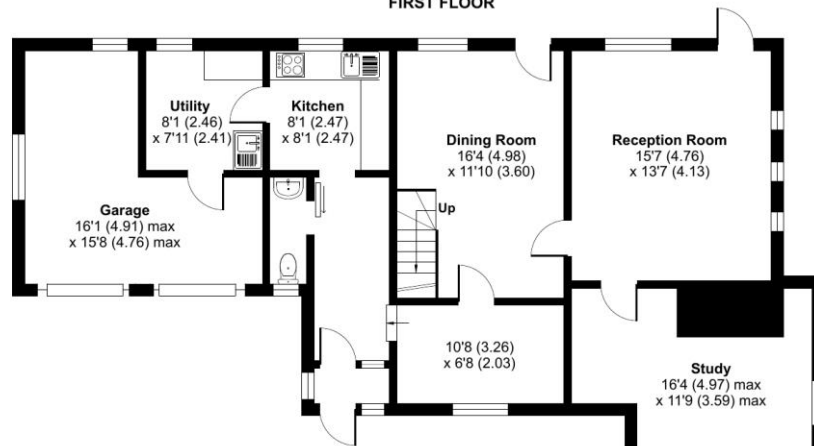
Garage = 183 sq ft / 17 sq m

Total = 1598 sq ft / 148.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for G Herbert Banks LLP. REF: 1311776



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