



The Old Smithy, Neen Sollars, Worcestershire

G HERBERT
BANKS

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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

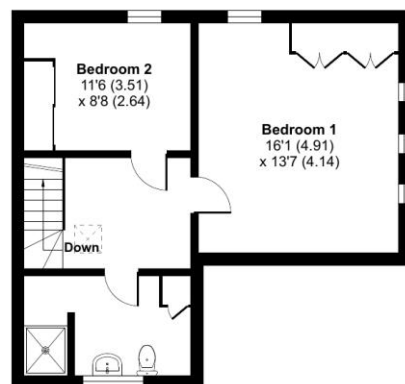
Neen Sollars, Kidderminster, DY14

Approximate Area = 1415 sq ft / 131.4 sq m

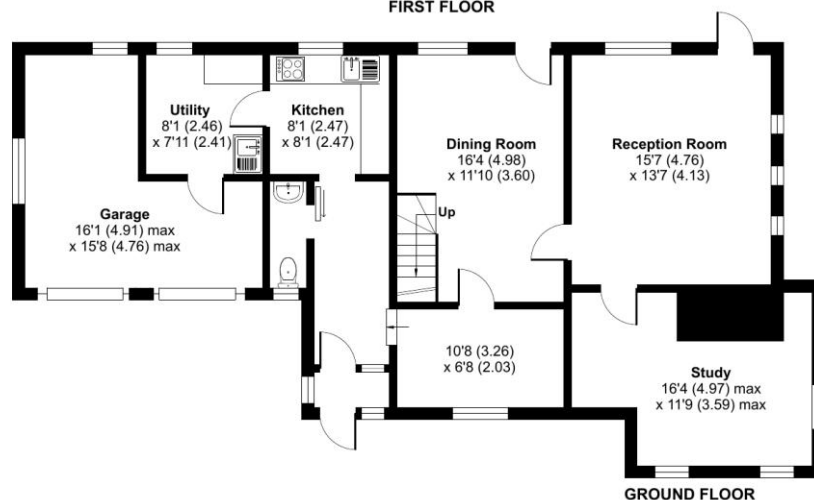
Garage = 183 sq ft / 17 sq m

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). © richcom 2025. Produced for G Herbert Banks LLP. REF: 1311776



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

