



## New Wood Farm House

Kidderminster, DY14 0AS

Andrew Grant

# New Wood Farm House

Neen Sollars, Kidderminster, DY14 0AS

**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

A substantial detached farmhouse with double garage, paddock and potential to extend, surrounded by open countryside.

- Detached farmhouse with generous proportions and scope to modernise or extend
- Well proportioned living spaces, featuring a study, kitchen with pantry and adjoining utility
- Level lawned gardens with orchard trees and a belt of conifers separating the paddock
- Long driveway through the farmyard to a turning area, double garage and additional parking
- Rural setting between Neen Sollars and Milson with good access to Tenbury Wells and Cleobury Mortimer

New Wood Farm House is a substantial detached farmhouse constructed in the 1970s, offering around 2,416 sq ft of versatile living space. Set in approximately 1 acre of gardens and paddock, it enjoys a peaceful rural position between Neen Sollars and Milson. The accommodation includes a dual aspect living room with brick fireplace, study, dining kitchen with pantry and adjoining utility, shower room and two useful stores. Four first floor bedrooms are served by a family bathroom. A long driveway leads through the farmyard to ample parking and a large attached double garage. This property presents scope for modernisation or extension.

**2416 sq ft (224.4 sq m)**





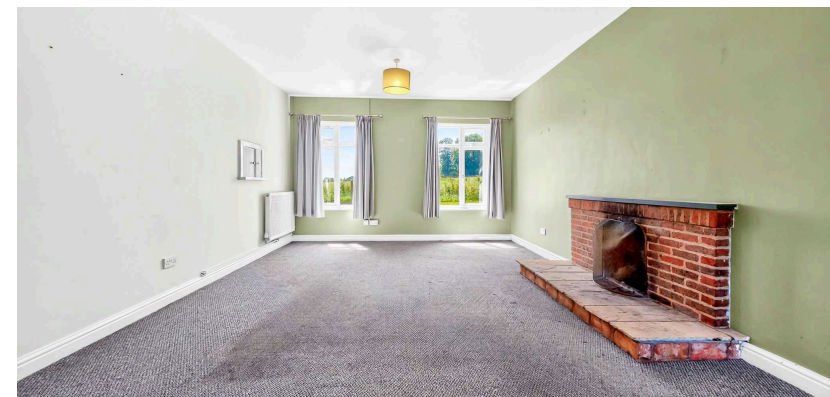
## The kitchen

Acting as the heart of the home, the kitchen provides generous space for family cooking and informal meals. A run of contemporary cabinets and drawers is topped with a practical worksurface incorporating a one and a half bowl sink and integrated hob. A walk in pantry and additional cupboard offer useful storage. Dual windows enjoy garden views and a door connects to the adjoining utility, creating an efficient flow for household chores.



## The living room

With proportions suited to both entertaining and everyday family life, the living room spans the depth of the house and enjoys rural views front and rear. Its focal point is a traditional brick fireplace with raised hearth, ready for a wood burner or open fire. The room flows off the central hallway, while a door at one end allows easy movement between the principal reception rooms.





## The study

Situated at the front of the house, the study is ideal for working from home or quiet reading. Its wood flooring is both practical and warm in tone, while two windows frame an outlook across the grounds. A useful storage cupboard is tucked into one corner. Positioned close to the hall and the living areas, the room could equally serve as a snug or formal dining space.



## The utility

Accessed directly from the kitchen, the utility provides a hardworking space for laundry and muddy boots. It centres around a classic Belfast sink beneath a rear facing window and has terracotta tiled flooring for durability. The wall mounted boiler is housed here, leaving room for additional appliances. A door opens to the passageway which leads out to both the front and rear of the property. There is also access to the shower room, ensuring easy circulation when coming in from the garden or paddock.



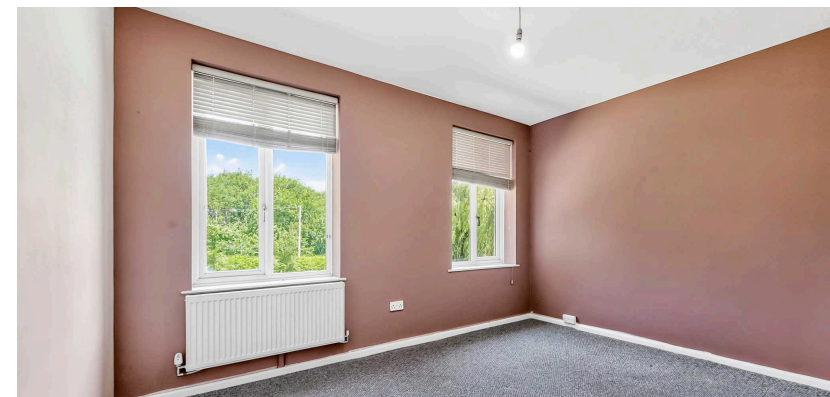
## The hallway

The central hallway creates a welcoming first impression and links the principal ground floor rooms. A turned staircase rises to a galleried landing above, giving a sense of space and height. Attractive patterned flooring provides a practical surface underfoot. Doors radiate to the living room, study and kitchen, while a part glazed porch shelters the entrance from the drive.



## The primary bedroom

Offering a peaceful retreat, the primary bedroom enjoys an outlook over trees and farmland from two wide windows, its generous proportions allow for various furniture layouts.





## The second bedroom

This second bedroom is positioned at the rear of the house and makes an ideal guest or further family bedroom. It benefits from a wall of built in wardrobes with sliding doors, providing ample storage without encroaching on floor space. Two windows enjoy uninterrupted countryside views, and the neutral colour scheme enhances the sense of light.





## The third and fourth bedroom

The remaining two bedrooms are both comfortable doubles. Each enjoys a pleasant outlook through wide windows, one overlooking the front garden and the other taking in fields to the rear. Neutral carpeting runs through both rooms and there is plenty of space for freestanding furniture.





## The bathroom

The family bathroom combines practicality with a touch of modern style. A P shaped bath with shower over and curved screen sits opposite a sleek pedestal basin and low level WC. Grey tiling and marble effect panelling provide a smart backdrop. A large window draws in the countryside beyond and there is space for additional storage if required.



## The garden

Outside, the gardens wrap around the house and are largely laid to lawn, ideal for children's games or simply enjoying the fresh air. Mature conifer trees sit between the garden and the adjoining paddock. The grounds extend to about 1 acre in total, offering scope for landscaping or keeping small livestock subject to consent.





## The driveway and parking

A gravelled driveway approaches the home from the lane through a working farmyard and opens into a generous turning area. Parking is plentiful, both in front of the house and within the attached double garage with up and over door. Beyond the garage, two store rooms provide additional space for tools or hobbies, while the drive also leads to a gate into the paddock.

## Location

New Wood Farm House is set between the hamlets of Neen Sollars and Milson in rolling North Worcestershire countryside. The surrounding lanes lead to the market towns of Tenbury Wells and Cleobury Mortimer where there is a choice of shops, restaurants, primary schools and leisure facilities. The nearby Wyre Forest towns also provide further amenities and secondary schooling. A network of footpaths and bridleways radiates from the village, encouraging exploration of the local countryside and access to nearby public houses. The county towns of Kidderminster and Ludlow are within comfortable driving distance for rail connections and a wider shopping choice.

## Services

The property benefits from mains electricity and water. Drainage is via a shared septic tank. Heating and hot water are provided by a Calor gas fired boiler served by an LPG storage tank.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, EE, Three and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

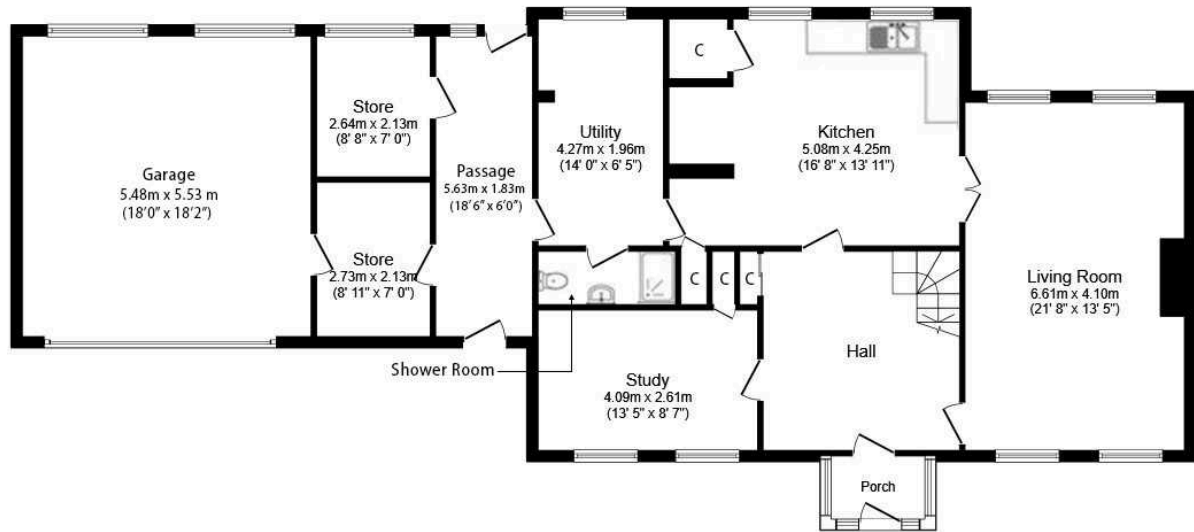
## Council Tax

The Council Tax for this property is Band D.

## Agent Note

Access rights to land at the rear are reserved along both north and west borders.

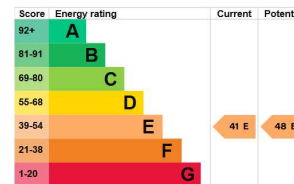




**Ground Floor**



**First Floor**



Total floor area 224.4 sq.m. (2,416 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)