



Andrew Grant
PRESTIGE & COUNTRY

Fern Cottage

Neen Sollars, DY14 0AH



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Neen Sollars, Kidderminster, DY14 0AH

5 Bedrooms 2 Bathrooms 3 Reception Rooms

“A magnificent Grade II listed family home with five bedrooms, period charm and generous gardens in rural Shropshire...”

Scott Richardson Brown CEO

- Exceptional Grade II listed family home with five bedrooms and stunning period features
- Extensive driveway with triple carport and planning permission (**25/02346/FUL**) for a one bedroom annexe including a single storey extension.
- Bespoke Mark Wilkinson kitchen with granite worktops and integrated appliances
- Dual aspect drawing and sitting rooms with inglenook fireplaces and exposed beams
- Landscaped patio, lawn, woodland and orchard totalling just over one acre
- Gravelled driveway and extensive parking behind gated entrance
- Peaceful Shropshire village setting near Tenbury Wells, Clebury Mortimer and Abberley



3214 sq ft (298.6 sq m)



The kitchen

A generous open-plan kitchen sits at the heart of the home and is designed for serious cooking and relaxed entertaining. Bespoke MarkWilkinson cabinetry with solid timber fronts and granite work surfaces house a SMEG oven with six-ring induction hob, integrated Miele microwave, dishwasher and a coffee machine. An island with breakfast bar, Belfast sink and slate flooring provide practical workspace. A brick fireplace with woodburner anchors the room and Velux roof lights flood the adjoining dining space, which opens directly to the living and dining area.



The living and dining area

Flowing from the kitchen, this dual-aspect space has been designed for dining and informal relaxation. A run of Velux windows set into exposed timber rafters illuminates the slate-tiled floor, while glazed doors open onto the rear patio for seamless indoor–outdoor living. The dining section comfortably accommodates a large table and chairs, and the seating zone provides a cosy spot for conversation, all set beneath characterful beams and adjacent to the study.







The living room

Formerly the drawing room, this impressive reception room is full of period character. Exposed wall and ceiling timbers frame the space, and a substantial stone inglenook fireplace with log-burning stove forms a striking focal point. Dual aspect windows bring views of the grounds and a combination of stone and carpeted flooring defines separate sitting areas.





The sitting room

This welcoming second reception room offers a more intimate setting for family time. A large stone fireplace with heavy timber mantel provides space to house media equipment, and oak floorboards run underfoot. Exposed beams and posts speak to the home's heritage and French doors open onto the terrace, linking the room to the gardens.



The study

Tucked off the kitchen and dining area, the study is fitted with extensive bespoke shelving and corner seating, creating a comfortable environment for work or study. A window overlooks the side of the home and built-in bookcases line one wall, while a second area offers a built-in bench with storage beneath.





The utility and cloakrooms

A useful utility room provides plentiful storage with a full run of shaker-style units, work surfaces, stainless steel sink and plumbing for laundry appliances. It enjoys its own external access for muddy boots and dogs. Adjoining cloakrooms offer further convenience; one features panelled walls, vibrant tiles and heritage sanitaryware, while the other provides a simple WC and hand basin. Together they support everyday family life and entertaining.





The entrance hall

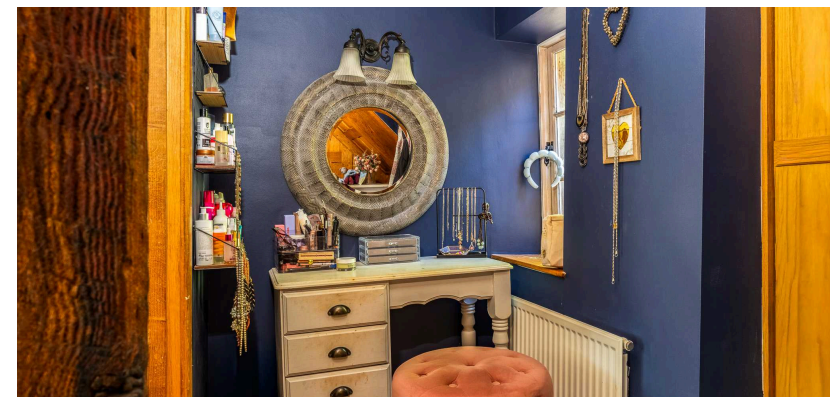
The reception hall and landing provide a warm welcome, combining oak floors and stairs with original panelled walls and exposed beams. A turned oak staircase rises to the first floor, where the landing wraps around to link the principal suite and further bedrooms. On the upper level, vaulted ceilings with dark timbers contrast with pale plasterwork, and multiple doors lead off to the bedroom accommodation. Generous windows illuminate the stairwell and hall.





The principal bedroom

The principal bedroom is a spacious retreat overlooking the front garden. Characterful ceiling beams and timbers frame the space and a deep window invites views across the grounds. A dressing area adds convenience and there is ample floor space for additional furniture.





The principal en suite

Serving the principal bedroom, the en suite bathroom features rich blue brick-style tiling, a traditional white suite and exposed beams. A tiled bath features a shower attachment, while a pedestal basin and separate bidet sit alongside a low-flush WC. A stained-glass feature panel, oak flooring and a large window overlooking the garden add further charm. The room is finished with fitted mirrors and shelving.



The second bedroom

This large double bedroom enjoys dual aspect views across the gardens. Character timbers and a pitched ceiling create a cosy atmosphere, and a built-in wardrobes provides generous storage. The room is carpeted and well proportioned, making it ideal as a guest suite or teenager's bedroom.





The third and fourth bedrooms

The third bedroom is currently arranged as a double with a wall of sliding frosted-glass wardrobes providing extensive storage. A dormer window draws in natural light and there is space for a desk or dressing table. The fourth bedroom has a pitched ceiling with exposed beams and a deep window overlooking the rear patio. It is presently configured as a single room and would work well as a nursery, hobby room or additional study.





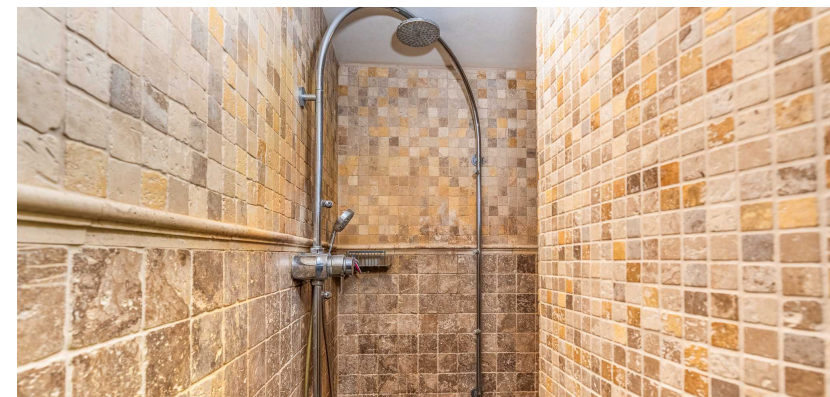
The fifth bedroom

Located on the second floor, the fifth bedroom offers flexible accommodation under the eaves. Exposed timbers and sloping ceilings create a cosy atmosphere, and dual aspect windows provide views over the surrounding grounds. There is ample space for a dressing area, making this an ideal guest or teenage suite.



The shower room

A beautifully redesigned shower room serves the upper bedrooms. The walls and floor are finished with natural-stone mosaic tiles and a walk-in shower with rainfall head occupies one end of the room. A vessel basin sits atop a matching tiled vanity, and there is a heated towel rail, low-flush WC and inset shelving. A rear-facing window ensures light and ventilation.





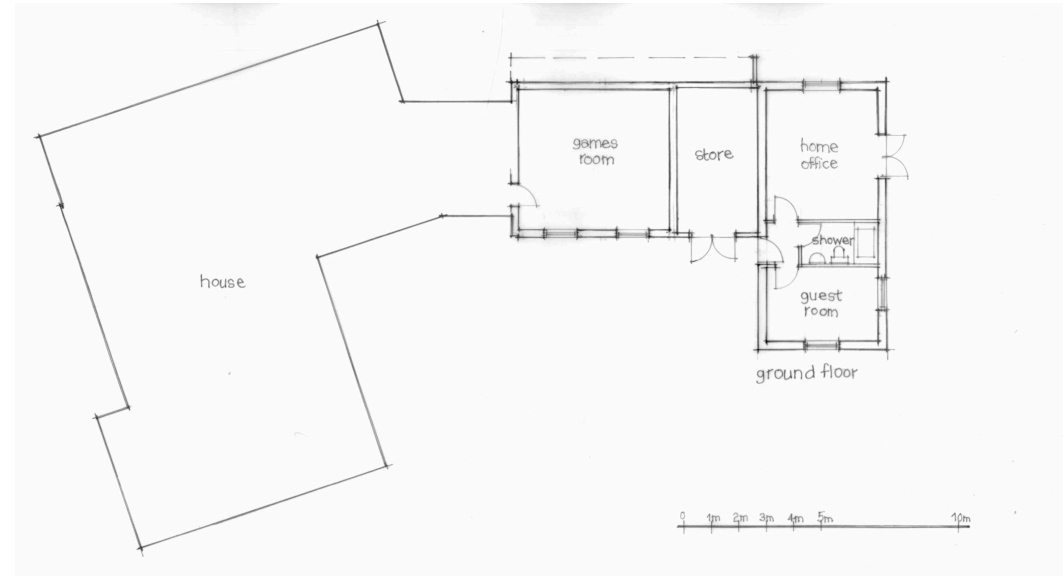
The gardens

The gardens are a true highlight, extending to around an acre in total and offering a variety of spaces for recreation and relaxation. A patio to the side of the house, accessed from the sitting room, provides an inviting spot for outdoor seating, while a further patio at the rear, reached from the kitchen, creates a natural setting for dining and entertaining. The gardens then extend beyond, with areas of lawn, mature trees and shrubs, and a series of terraces and seating areas that offer flexibility for both quiet enjoyment and larger gatherings.



Beyond the formal gardens the land rises into orchard and woodland, with young fruit trees, raised beds and gravel paths leading to secluded seating areas, hammocks and swings. A large mown flat area has been created along the top of the bank, taking in full advantage of the far-reaching views over rolling countryside. The grounds provide a wonderful balance of cultivated garden and natural habitat, ideal for families and nature lovers alike.



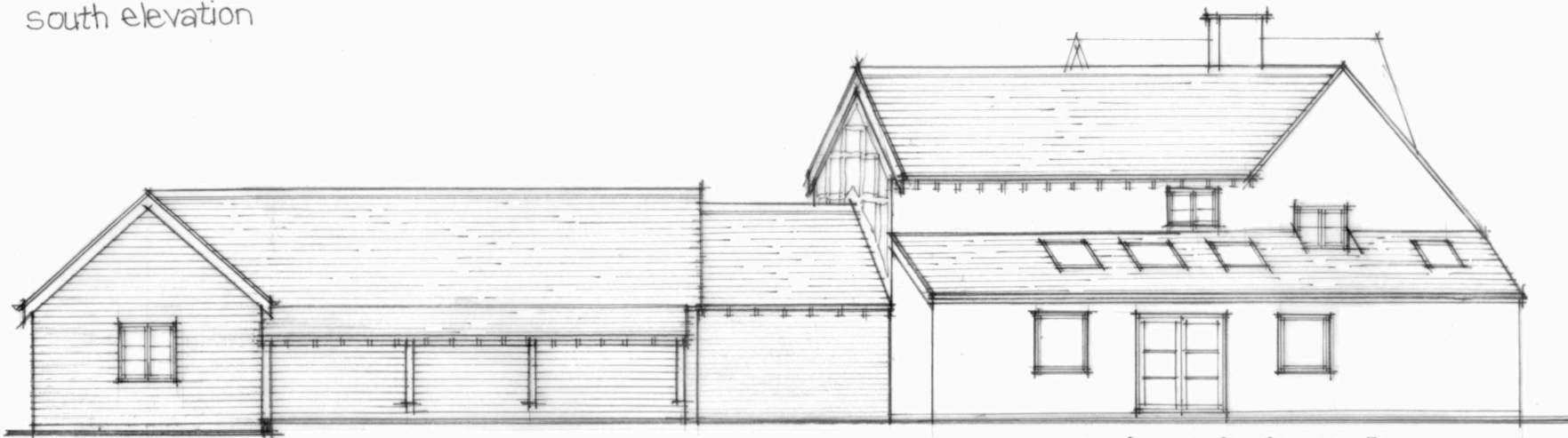


The driveway and parking

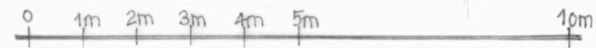
Fern Cottage is approached through a gated entrance onto a long gravel driveway flanked by stone walls and mature trees. The drive opens out into a generous parking area in front of the home. A triple oak framed car port provides covered parking and storage, with existing foundations to the right designed to retain planning permission (25/02346/FUL) for conversion to a one bedroom annexe, including a single storey extension and alterations to the carport. There is also ample space for visitors and turning.



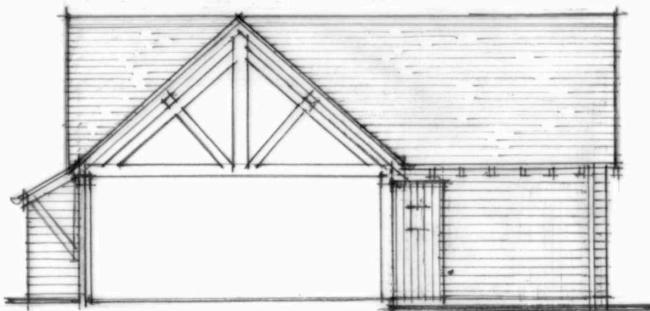
south elevation



north elevation



east elevation



sectional west elevation

Location

Neen Sollars is a picturesque village surrounded by rolling countryside. Local amenities include a parish church, village hall and welcoming public house, and the network of footpaths offers excellent walking. Nearby Tenbury Wells, Cleobury Mortimer, Kidderminster and Bewdley provide shopping, leisure and schooling, while the historic towns of Ludlow and Worcester offer a wider range of facilities. Abberley, with its well-regarded independent school, is within easy reach and the area is well placed for commuting to larger Midlands centres.

Services

The property benefits from mains water and electricity. Drainage is supplied via a private septic tank and there is oil-fired central heating.

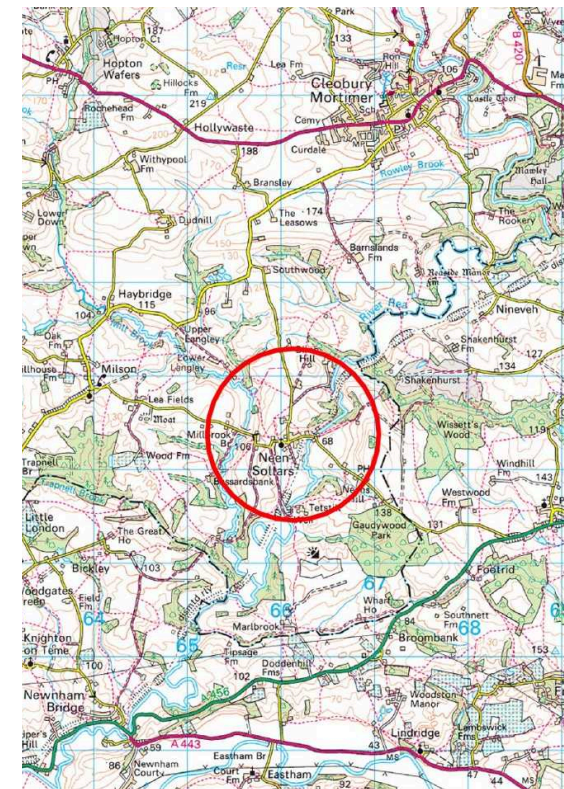
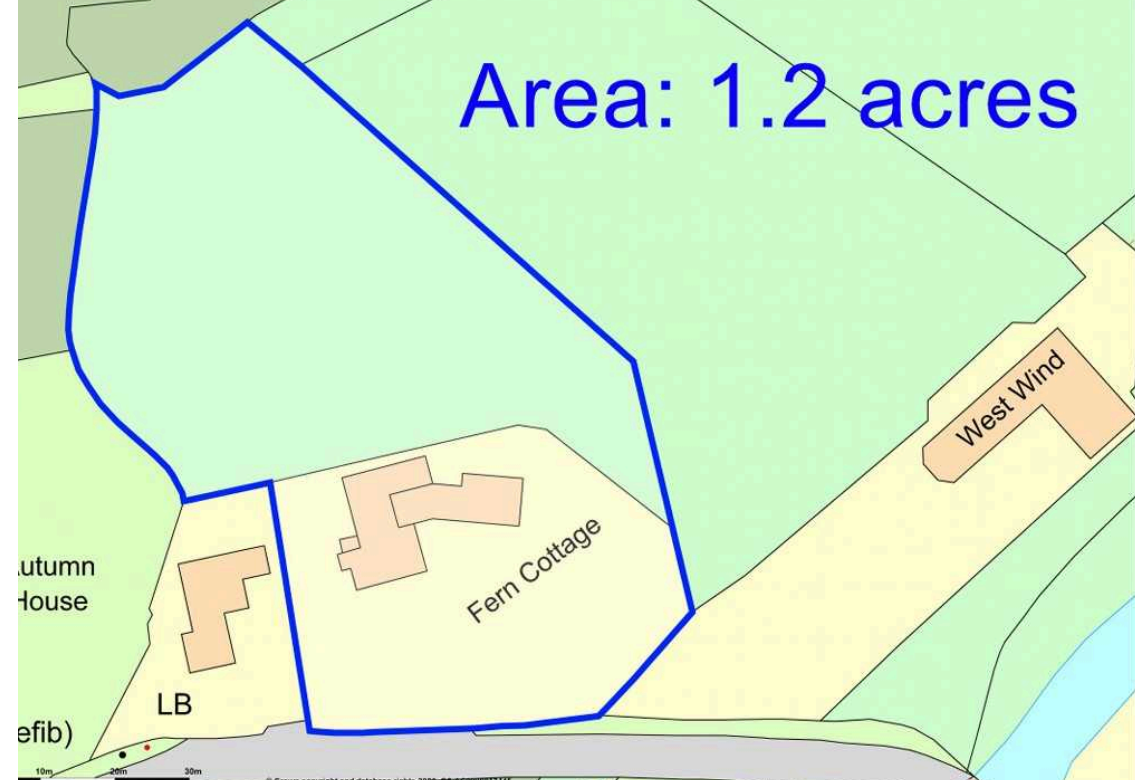
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

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

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

Council Tax

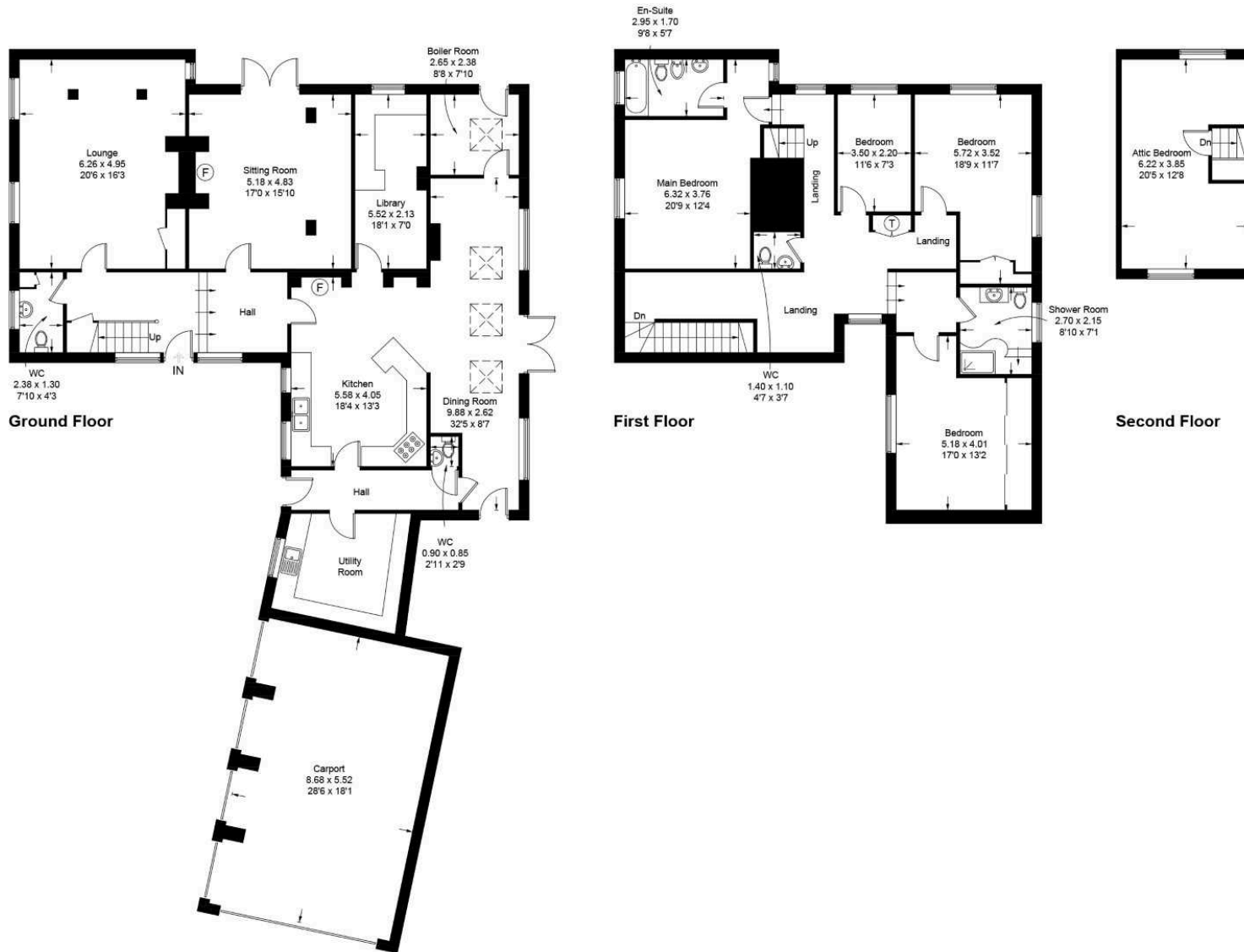
The Council Tax for this property is Band G





Fern Cottage, Neen Sollars

Approximate Gross Internal Area = 304.2 sq m / 3274 sq ft
(Excluding Carport)



This plan is for guidance only and must not be relied upon as a statement of fact.



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