



HILLTOP FARM

DY14 0AL



HILLTOP FARM NEEN SOLLARS

A beautifully restored, Grade II Listed farmhouse on the
Worcestershire/Shropshire borders, surrounded by rolling
countryside with beautiful, rural views.



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EPC

D

Local Authority: Shropshire Council

Council Tax band: E

Tenure: Freehold

Guide Price: £1,650,000



THE PROPERTY

The original, timber framed farmhouse, Listed Grade II, dates from the 17th century and was remodelled, including the addition of the brick façade and coped gables, in the late 18th century.

The spacious and practical accommodation is now a combination of period charm and modern convenience. There are many historic and well-preserved architectural features including a moulded wood pilaster front doorcase with pediment fanlight, two rebuilt bay windows with stone ashlar dressings, chamfered ceiling timbers, a beautiful stone inglenook fireplace, oak and elm floor boards and new sash windows.

There are marble floors in all but one room on the ground floor.

The superb, modern orangery is a bright and open space linked to the dining room and kitchen, with doors opening to the terrace and garden.









SERVICES

EPC D. Council Tax: Band E.

Utilities – Mains electricity and water. Private drainage via septic tank and soakaway field. Hot water and central heating (underfloor on the entire ground floor) from an Air Source Heat Pump (benefitting from RHI) with back-up oil fired boiler. There is also Solar Thermal and Solar PV(benefitting from F.I.T.)

The house is Grade II Listed.

Flood risk – Very Low (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - BT broadband is connected. We advise you to check with your provider.

Not in a conservation area, AoNB or National Park.

A public footpath crosses the paddocks to the north and east of the house.







LOCATION

Neen Sollars is a small village in south east Shropshire, situated close to the border with Worcestershire, three miles south of the small market town of Cleobury Mortimer and 12 miles to the west of Ludlow.

Post Code: DY14 0AL

What3words: ambitions.defends.deform

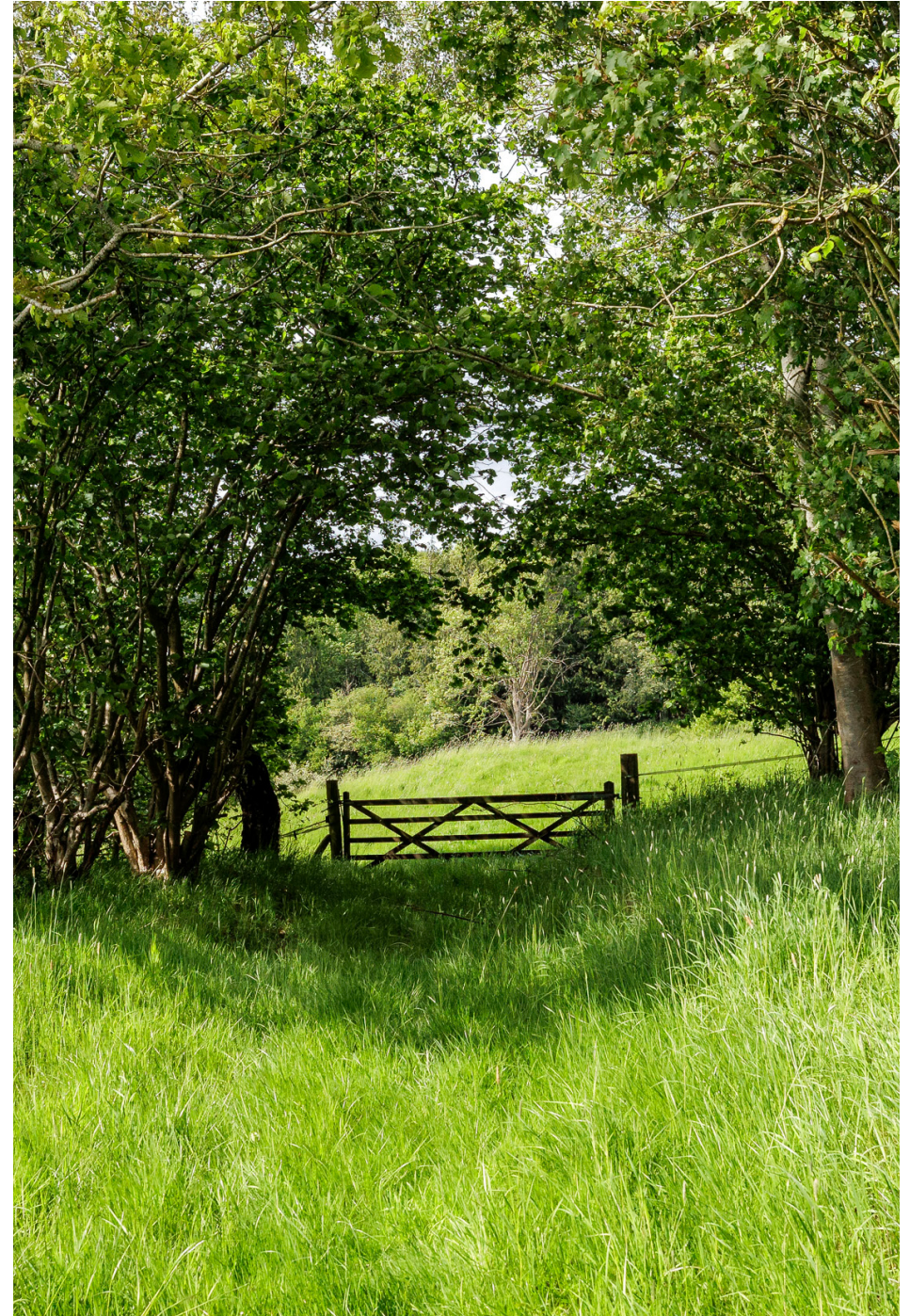


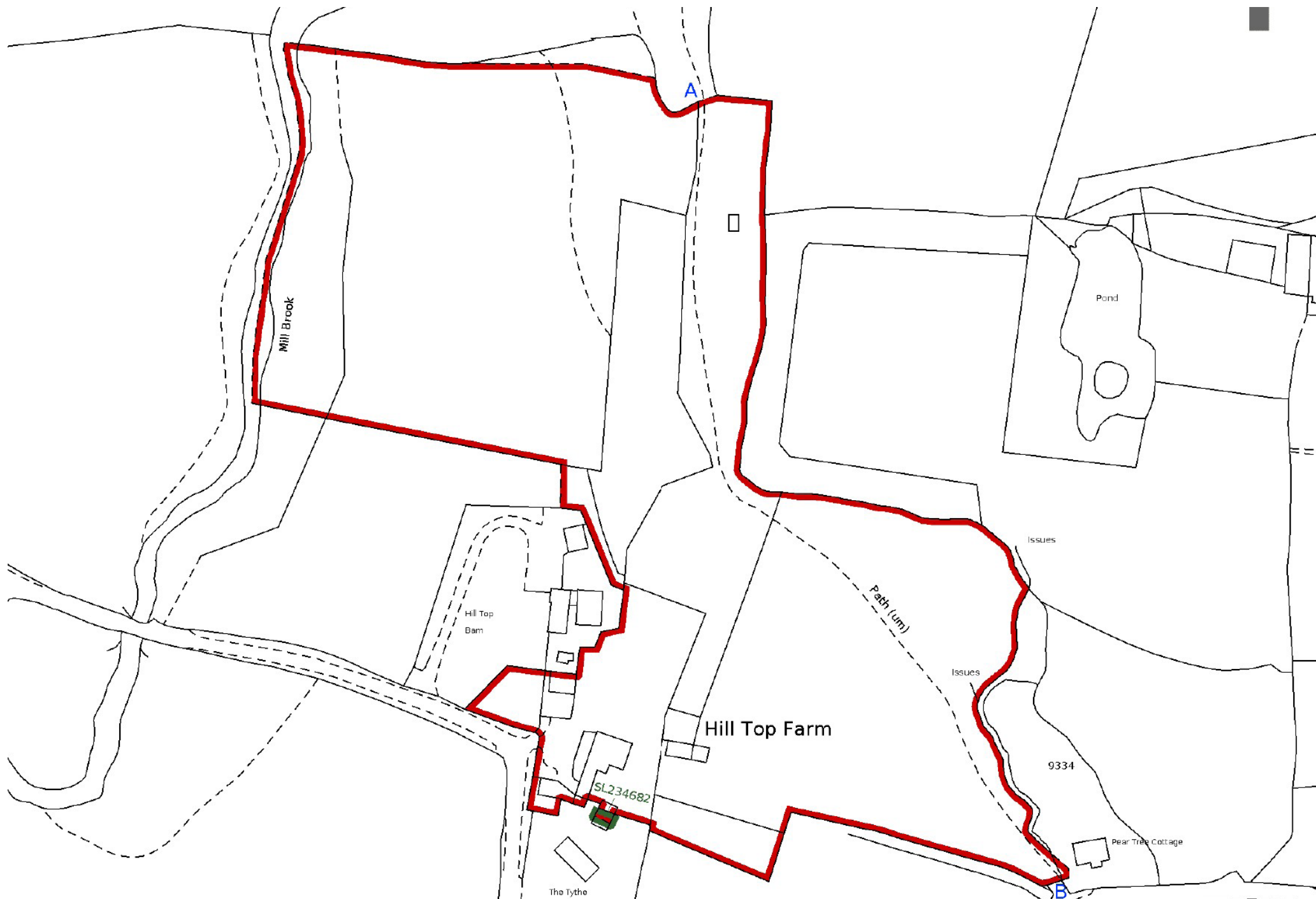


GARDENS AND OUTSIDE

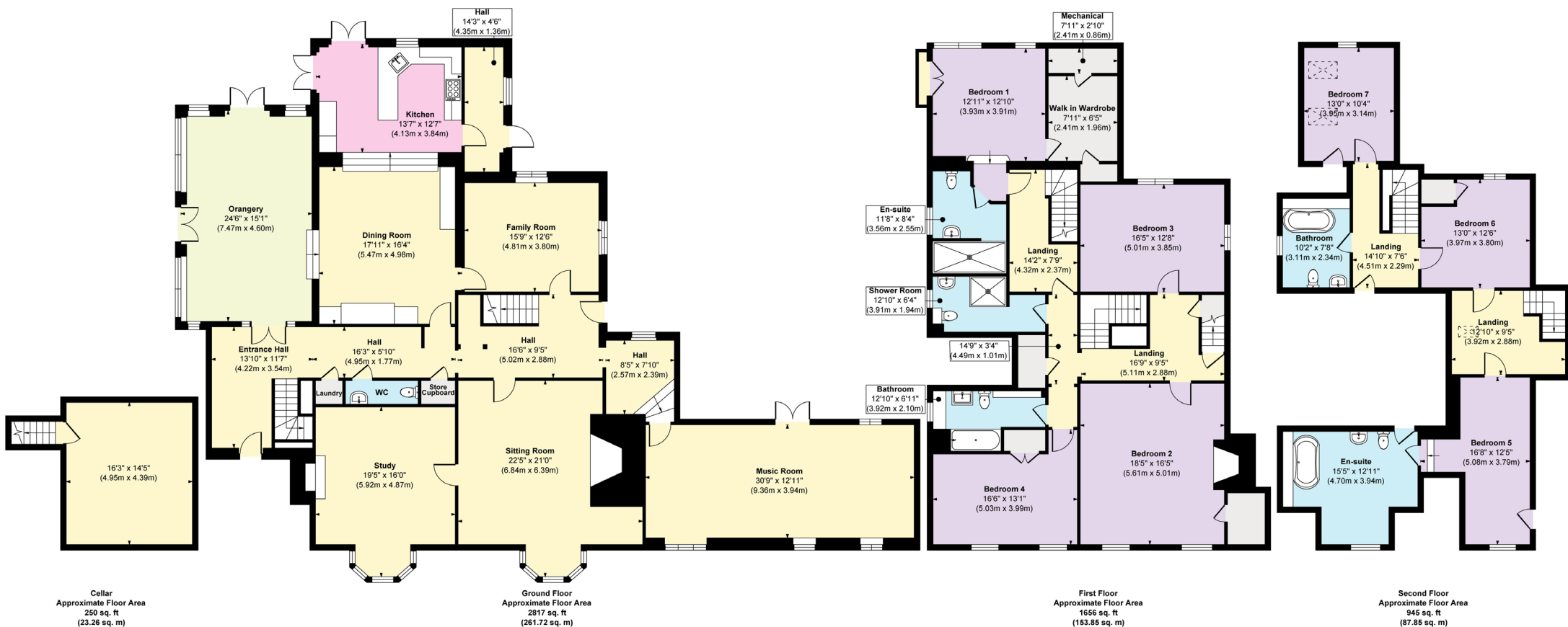
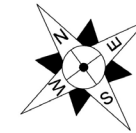
The gardens feature lawns with shrub and herbaceous borders, a small orchard, and a kitchen garden with raised beds and a greenhouse.

There is a detached double garage, stable block, versatile barn/outbuilding and grazing and woodland extending to about 10.5 acres in all.





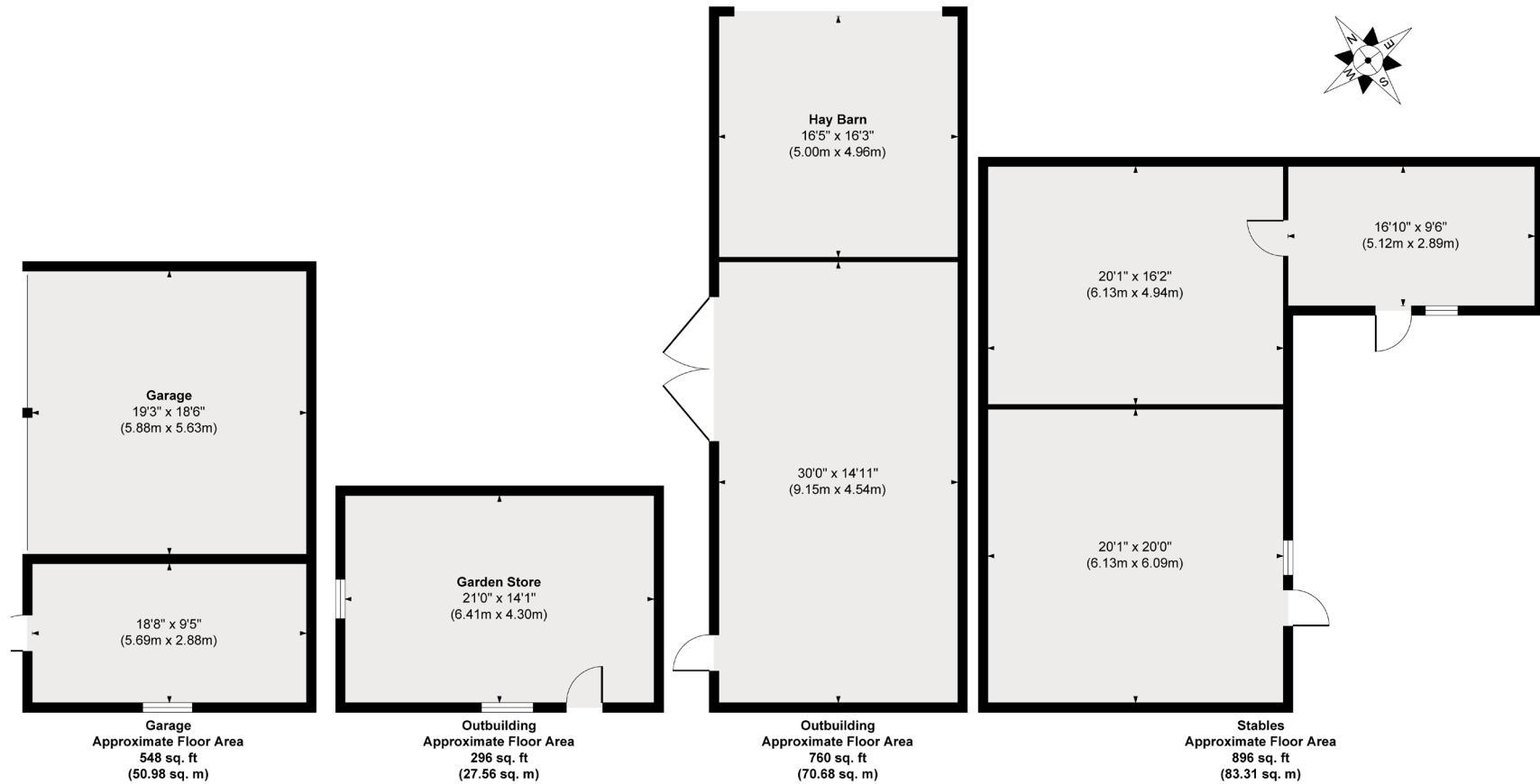
Hilltop Farm, Neen Sollars, Kidderminster, DY14 0A



Approx. Gross Internal Floor Area
Hilltop Farm = 5668 sq. ft / 526.68 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Approx. Gross Internal Floor Area
Garage = 548 sq. ft / 50.98 sq. m
Outbuilding = 1056 sq. ft / 98.24 sq. m
Stable = 896 sq. ft / 83.31 sq. m

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