



**Neen House Farm & The Parlour Barn, Neen Savage, Cleobury Mortimer, Shropshire, DY14 8JT**

**BERRIMAN**  
**EATON**

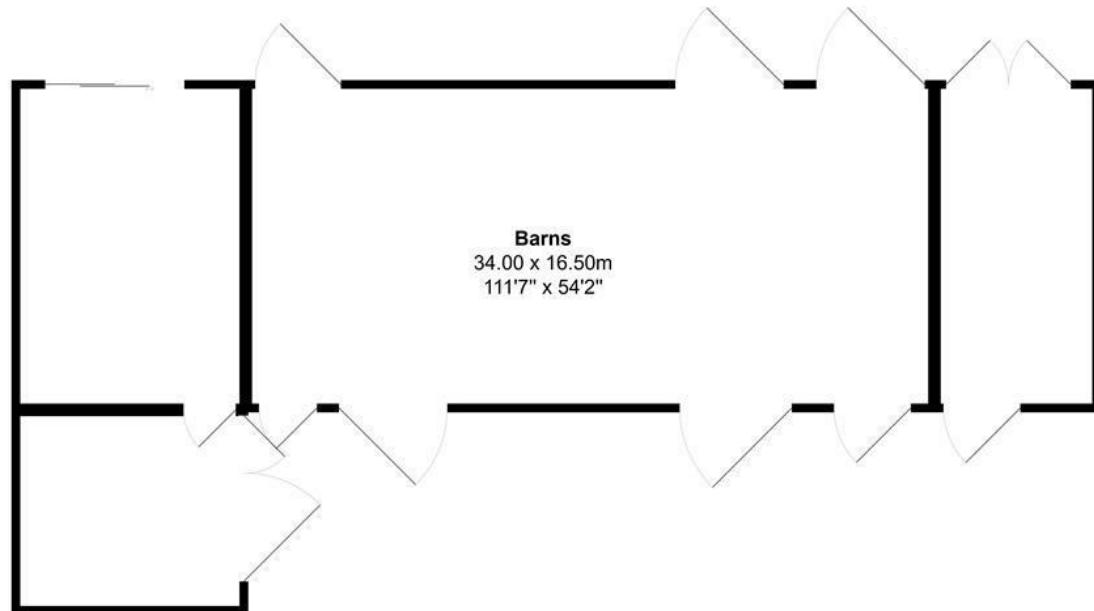




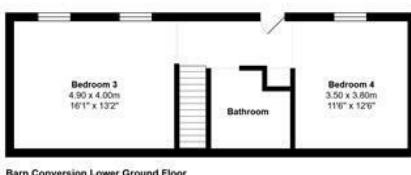
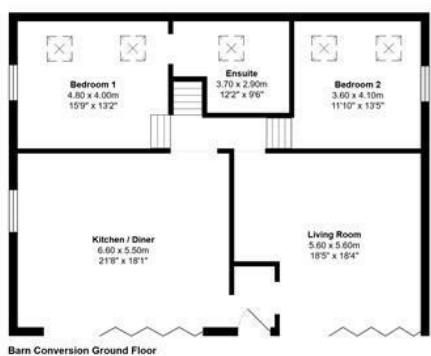
## Neen House Farm & The Parlour Barn, Neen Savage, Cleobury Mortimer, Shropshire, DY14 8JT

A renovated five bedroom detached farmhouse, recently completed - having a four bedroom barn conversion (The Parlour, with plans for separate residential occupancy) along with a range of further large barns (approx. 5589sq.ft) presenting excellent potential for a variety of uses set within a courtyard together with approximately 6.5 acres of gardens and paddocks. The property enjoys a peaceful and private rural setting with far-reaching views of the Clee Hills, yet remains conveniently close to excellent road links and local amenities; a truly glorious location.

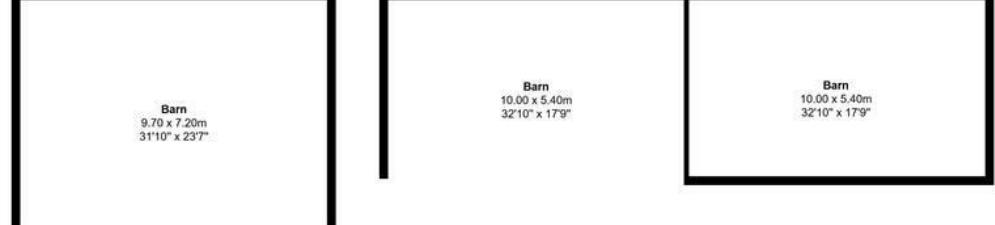
Cleobury Mortimer - 1.7 miles, Bridgnorth - 9 miles, Worcester - 20 miles, Kidderminster - 14 miles, Birmingham New Street Station and Birmingham International Airport 30 miles.  
(All distances are approximate)



The Parlour Barn



Total Area - 930 sq m / 10010 sq ft  
 Main House - 240 sq m / 2583 sq ft  
 Parlour Barn - 171.25 sq m / 1843 sq ft  
 Outbuildings - 519.24 sq m / 5589 sq ft



All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## LOCATION

Nestled in a small hamlet, under 2 miles from the nearby South Shropshire Market Town of Cleobury Mortimer, this farmstead is in a peaceful setting with surrounding farmland and far reaching views. It provides the ultimate tranquillity, yet has good road links within a short distance, local golf courses, the Wyre Forest and country pursuits. Cleobury Mortimer blends historical attractions including the restored Market Hall, with modern amenities, medical facilities and a range of shops, pubs, restaurants, leisure centre, primary school and secondary school.

## OVERVIEW

Having just completed the renovation of the farmhouse, our clients are having to relocate. The principal property has over 2,500sq.ft with 5 bedrooms, 3 bathrooms accommodation with plans to extend further. All bathroom and kitchen fittings have been recently installed and we are advised the property has been rewired, replumbed with a new heating system, new windows, overhauled roof and insulation, replastering, re-decoration and new carpets throughout.

Adjacent are the former farm buildings set around a courtyard with a range of brick and steel barns that have a floor area in the region of 5,500sq.ft which have potential for a variety of uses. The old brick end barn already has plans prepared for a holiday let. Included in the purchase price, is a detached barn known as 'The Parlour' with separate residential use that has been partly converted and has it's own drive and garden. (There are no restrictions of selling this separately).

## ACCOMMODATION

Neen House Farm is a fine example of a period home with character that has been carefully upgraded to provide spacious family accommodation. Presently comprising: Through hall leading off to two formal reception areas and a study beyond, access to the cellar and a 27ft full width dining kitchen completed with an Island, granite and wooden work tops and range of built in appliances and having bi-folding doors onto the terrace enjoying a sunny aspect. Beyond the kitchen a large hall gives access to both a large utility and boot room with guest WC off.

On the first floor the principal suite has a double aspect view and a large en-suite bathroom fitted with both a shower and freestanding bath. There are four further bedrooms; one having a shower room en-suite and a house bathroom completed with a separate shower and bath.

## GARDENS AND BARNs

Set back from the lane, a long drive flanked by flowering cherry trees and a fruit orchard lead you to the entrance and parking. In the spring, thousands of daffodils are in bloom. The landscaped garden is bordered by a brick wall with deep planted flower borders. The mature gardens have formal lawned areas with mature planting and a retained stone outbuilding that has a 'his and hers' old fashioned WC.

The large courtyard has a range of barns including an old brick barn that has had plans drawn up for a holiday let. The steel framed barns have secure access. Towards the rear of the fields is a large wildlife pond.

## THE PARLOUR BARN WITH PLANNING PERMISSION

Up to pre first fix condition, this detached barn with it's own entrance and garden, has full planning for a new residential dwelling. The accommodation has 4 bedrooms, 2 bathrooms and a total floor area in the region of 1843sq.ft.

## PLEASE NOTE

If required, there may be more grazing land available by separate negotiation. Planning documentation, building completion certificates are all available upon request.

## SERVICES

We are advised the properties are on mains water, electricity and a recently replaced sewage treatment system. The central heating is run on LPG (Gas) and a security alarm is installed. BT Fibre is available near by. Verification should be obtained by your solicitor.

## TENURE

We are advised by our client that both properties are FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council.

Tax Band: G for the farmhouse. The barn is not yet completed for occupation or Council tax payments.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## DIRECTIONS

Follow SatNav to DY14 8JT and the property is on the right hand side.

Offers Around £1,350,000

EPC: E







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