



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

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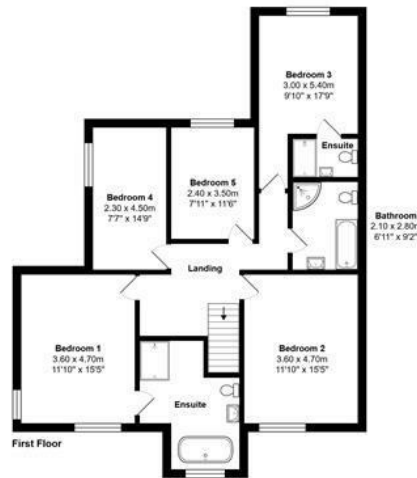


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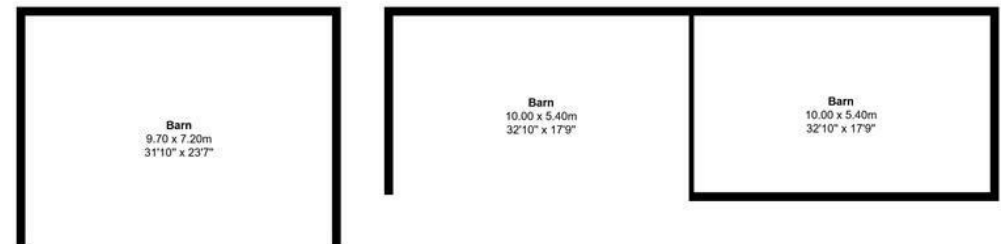
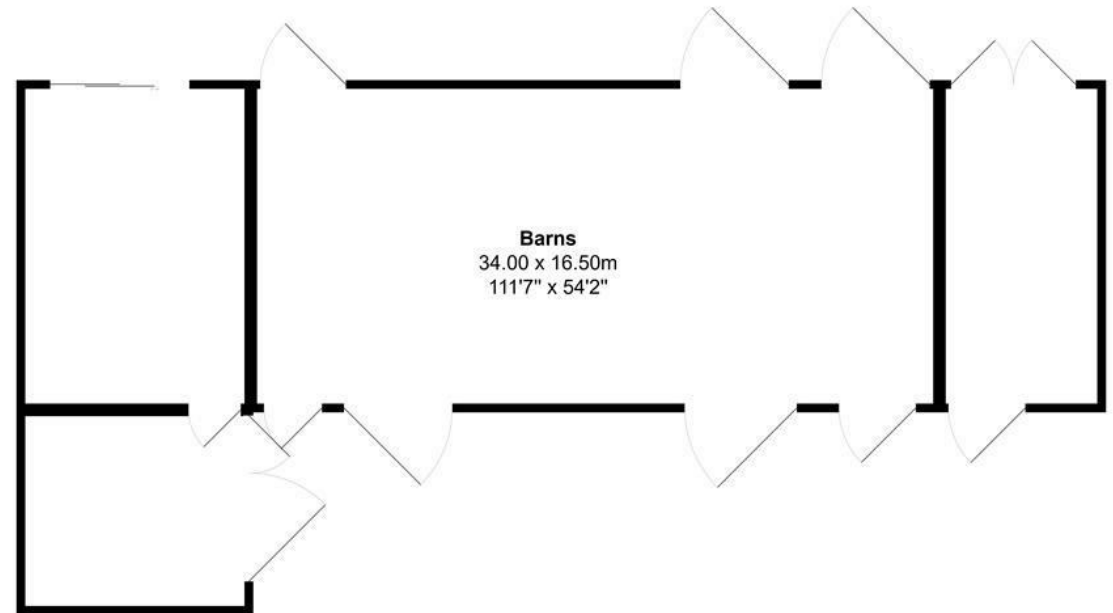
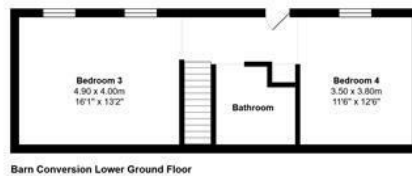
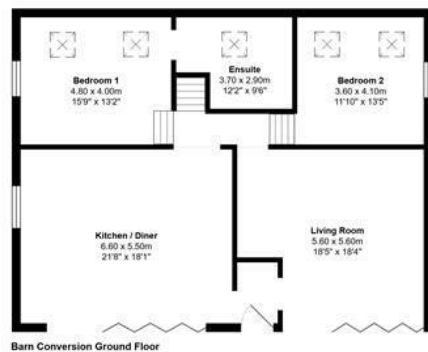
Having recently completed a comprehensive renovation programme, this five bedroom detached farmhouse is being sold with a four bedroom barn conversion with plans for separate residential occupancy. Additionally, there is a range of further large barns (approx. 5589sq.ft) presenting excellent potential for a variety of uses set within a courtyard and around 6.5 acres of gardens and land. The property enjoys a peaceful and private rural setting with far-reaching views of the Cleve Hills, yet remains conveniently close to excellent road links and local amenities; a truly glorious location. FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION.

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)

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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, has a new heating system, new windows, re-roofed retaining the old tiles 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 planning permission for separate residential use, that has been partly converted. (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 decked 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 the hall.

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 complete with a separate shower and bath.

THE PARLOUR BARN WITH PLANNING PERMISSION

Up to pre first fix condition, this detached barn has full planning permission for a new residential dwelling. The accommodation is planned with 4 bedrooms, 2 bathrooms and a total floor area in the region of 1,843sq.ft

FURTHER LAND AVAILABLE LOT 1 & LOT 2

There are two further adjoining parcels of land available by separate negotiation ; Lot 1 Approx 14 acres and Lot 2 Approx 9 acres should more land be desired.

GARDENS AND BARN

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 includes an old brick wall with deep planted flower borders. The mature gardens have formal lawned areas with colourful 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.

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

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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