



**West Wind, Neen Sollars, DY14 0AH**  
**Price £850,000**

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# West Wind Neen Sollars

Set in around 1.5 acres of beautifully landscaped gardens and grounds, this outstanding four double bedroom, four bathroom detached home combines striking design with exceptional presentation. Tucked away in the sought-after village of Neen Sollars, the property enjoys a peaceful and private setting, surrounded by glorious countryside, while offering spacious, impeccably finished accommodation throughout.

- Beautifully Presented
- Four Bedroom, Four Bathroom Detached
- Countryside Views
- Peaceful & Secluded Location
- Garage, Car Port and Extensive Driveway for Multiple Vehicles
- Village location with Pub, Church, and Village Hall

## Material Information

**Price** £850,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** F

**EPC:** D (65)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Approximate total area<sup>(1)</sup>

2404.65 ft<sup>2</sup>

223.40 m<sup>2</sup>

Reduced headroom

120.29 ft<sup>2</sup>

11.18 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

An exceptional opportunity to acquire a striking, thoughtfully designed four double bedroom, four bathroom detached home, set within approximately 1.5 acres of beautifully maintained gardens and land. Nestled in the charming village of Neen Sollars, the property offers spacious, superbly presented accommodation in a peaceful, secluded setting, surrounded by beautiful countryside.

## Property Description

West Wind, has been thoughtfully extended and transformed into the impressive home it is today. Inside, the accommodation is generous open plan kitchen/living area, creating an ideal environment for both family living and entertaining. Built on the old Tenbury to Bewdley railway line, this beautiful property benefits from an elevated position.

The home is double glazed throughout and benefits from oil-fired central heating, complemented by two wood-burning stoves. All four bedrooms are doubles, with three enjoying en suite facilities.

The main reception area delivers a strong first impression with its open-plan layout, oak flooring, and feature wood-burning stove. The kitchen is well-appointed and comes with a well designed central island, flowing seamlessly into a light-filled dining area/additional family area with multiple windows and French doors.

Additional ground floor accommodation includes a utility room, a further generous size living/lounge with garden views and access to decking, a family bathroom, and three double bedrooms (two with en suites).

Upstairs, a galleried landing leads to the beautifully presented and welcoming principal bedroom and an additional bathroom. There is also useful storage space within the eaves.

A garage with power, lighting, and the oil-fired boiler completes the internal offering.

## Outside and Gardens

The property is approached via an extensive and private driveway for multiple vehicles.

The grounds extend to around 1.5 acres and offer a wonderful mix of formal gardens, natural areas, and gently undulating land.

Immediately surrounding the house is a generous patio and lawn, complemented by well-stocked borders and a variety of shrubs and flowering plants. A large decked terrace to the west provides an elevated viewpoint across the land, ideal for outdoor dining and entertaining.

The gardens continues with additional seating areas. A lower level offers a tranquil retreat with shaded spaces.

The adjoining field is rich with a variety of fruit trees, including apple, plum, damson, and pear, alongside mature and ornamental trees such as oak, willow, and silver birch.

There is also a naturally wet area designed to attract wildlife, enhancing the property's ecological appeal.

## Location

Neen Sollars is a picturesque village in Shropshire, known for its unspoilt charm and peaceful surroundings. The River Rea runs through the village, adding to its scenic appeal. Local amenities include a church, village green, village hall and a traditional pub, while the surrounding countryside offers numerous walking and bridle paths.

Nearby villages such as Tenbury Wells, Cleobury Mortimer, Ludlow and Bewdley provide shops and local produce, with supermarkets also offering delivery services. Well-regarded schools can be found within the surrounding area.

Historically, the village was served by a railway line between Tenbury and Bewdley, and remnants of this can still be seen within parts of the property's grounds.

## Services

The property benefits from mains water, oil-fired central heating, and a private septic tank. This is to be confirmed via solicitors

## Tenure

We understand the property to be Freehold

## Agent Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 + VAT per purchaser, in order for us to carry out our due diligence.

## DIRECTIONS



