New House Farm, Neenton, BRIDGNORTH
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Offers Around £599,950

Imposing 18th century 4 bedroom farm house with two newly set up holiday lets comprising adjoining annexe, converted barn and approximately 4.5 acres for potential equestrian use.

- No Upward Chain
- 4 Bedrooms, 1 Bedroom Annexe, 1-2 Bedroom Barn
- 2 Reception Rooms
- Kitchen, Utility
- Conservatory
- Bathroom, Ensuite
- 2 newly set up Holiday Lets
- Converted Barn & Games Room
- Approx 4.5 Acres for potential equestrian use

Situated in the desirable hamlet of Neenton, New House Farm is an imposing family home with a wealth of character features set in an idyllic rural location.

To the ground floor the entrance hall opens into the lounge and dining room with stairs down into the cellar. To the side of the main lounge is a well appointed farmhouse style kitchen with Rayburn which also provides heating and hot water. At the rear is a useful utility room and separate conservatory.

The bedroom accommodation to the main house is spread over two floors with master bedroom & ensuite, family bathroom and bedroom 2 to the first floor and stairs up to the 2nd floor landing where bedrooms 3 and 4 can be found.
The property is particularly flexible in its accommodation with an adjoining annexe with both front, back and internal door to the main house, providing superb accommodation ideal for holiday let. Accommodation comprises a lounge, kitchen, breakfast/dining room and bedroom with bathroom upstairs.

To the rear of the property is a detached stone barn which is fully centrally heated fired by LPG and comprises fitted kitchen, Shower room/ WC, lounge and two double bedrooms, the largest of which offers an en-suite shower room. (A new roof was added to the barn approximately 7 years ago, which is not shown on google maps.)

New House Farm sits within a generous plot including maturing gardens and paddocks believed to comprise approximately 4.5 acres in total. There is a recently built log cabin, which has a variety uses and is currently being used as useful storage.

SERVICES: Mains water, electricity and private drainage. LPG fuel central heating to the main house, barn and annexe.

TENURE: Freehold.

LOCAL AUTHORITY: Shropshire Council - Council Tax Band E (may be subject to revision).

Directions
From Bridgnorth take the B4364 towards Ludlow. Proceed for approximately five miles turning tight just before the bridge where you will see a Nock Deighton directional board, continue down the country track for approximately 150yards and New House Farm can be found directly in front of you.