



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

COOMBACH

NEEN SOLLARS, KIDDERMINSTER, DY14 9AB

GUIDE PRICE

£550,000



**A SUPERBLY SITUATED SUBSTANTIAL DETACHED COUNTRY COTTAGE FOR UPGRADING
SET IN 0.31 ACRE OF ESTABLISHED GARDENS
AND ENJOYING FINE VIEWS ACROSS ROLLING COUNTRYSIDE.**

- | | | |
|--------------------------|-------------------------------------|--------------------------|
| • KITCHEN/BREAKFAST ROOM | • MASTER BEDROOM WITH DRESSING AREA | • ATTRACTIVE GARDENS |
| • TWO RECEPTION ROOMS | • THREE FURTHER DOUBLE BEDROOMS | • INTEGRAL DOUBLE GARAGE |
| • GROUND FLOOR BATHROOM | • FAMILY BATHROOM | • AMPLE DRIVEWAY PARKING |

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COOMBACH, NEEN SOLLARS, KIDDERMINSTER, DY14 9AB

APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer – 3.5, Tenbury Wells – 8, Kidderminster – 12.5, Ludlow – 13.5, Worcester – 20, M5 Junction 6 – 20.5, Birmingham – 31.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge turn left to continue on the A456 signed Kidderminster. Proceed for 3.1 miles before turning left signed Neen Sollars and after 1.3 miles the gated right of way to Coombach will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Coombach is approached via a double gated stoned right of way across a field and from its semi-elevated setting enjoys wonderful views across the surrounding countryside. The property is situated on the edge of the highly sought after rural village of Neen Sollars and is just a five minute walk away from The Live and Let Live which is a very popular country pub serving drinks and homemade food. There are plentiful footpaths in the vicinity from which you can really appreciate the picturesque local area. The property is just a short drive away from Cleobury Mortimer and the market towns of Tenbury Wells and historic Ludlow which offer many shops and services, with Bewdley, Kidderminster and Worcester also within easy reach. The property is within the Cleobury Mortimer Primary School and Lacon Childe School (Secondary School) catchment areas.

Formerly a farm worker's cottage, Coombach was substantially extended and modernised circa 1987 and is constructed of mellow brick faced and part-rendered elevations under a clay tiled roof with an integral double garage. The cottage is enveloped in about 0.31 acre of pretty and mature gardens, has plentiful driveway parking, and would now benefit from some updating and offers huge scope to create a fantastic family home in a very sought after setting. The property is offered with no upward chain.

ACCOMMODATION

A part glazed door opens into the entrance porch with a tiled floor, leading through to the spacious kitchen/breakfast room which has a tiled floor, a range of fitted wooden units incorporating a sink/drainage, and integral appliances including an electric double oven and hob with an extractor hood over, a fridge, plumbing for a washing machine, and housing the Worcester boiler. The adjacent living room has exposed beams and a central partition creating a dining area with an understairs cupboard, and a cosy seating area with a stone inglenook housing a Stovax woodburning stove. The sitting room has sliding patio doors opening out onto the garden. The back hall has doors to the integral garage and outside, and leads to the bathroom with a bath, separate cubicle with a Triton T70i electric shower, a vanity basin unit, wc and cupboard.

Stairs from the living room rise up to the first floor landing. The master bedroom has a walk through dressing area with fitted wardrobes, and under eaves storage. There is a further double bedroom, currently utilised as a study with fitted office furniture, and a compact family bathroom which has a bath, pedestal basin and wc. Stairs from the sitting room rise up to a second first floor landing with a storage cupboard, and leading to a large double bedroom which has a vanity basin unit, fitted wardrobe and fitted cupboard, and has ample space to install an ensuite, and to a further double bedroom with fitted wardrobes and bedroom furniture, and a door through to the double bedroom currently utilised as a study.

OUTSIDE

After approaching the property via the gate off the council lane and the stoned right of way across the field, an entrance gate opens onto the tarmac driveway with ample parking and turning space leading to the integral double garage which has an up and over metal garage door, power and light, and to a timber carport (15'1" x 10'3"). The property is surrounded by established gardens which incorporate lawns, ornamental trees, mature shrubs and flower borders, a pond, a patio al fresco entertaining area flanked by a pond and raised flower beds, and a variety of timber sheds and outbuildings.

SERVICES

Mains water and electricity are connected.
Private drainage – septic tank.
Oil fired central heating – Worcester boiler.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9513-3054-2201-6565-8204>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

what3words: ///flocking.nitrogen.decisions

Photographs taken on 24th September 2025

Particulars prepared October 2025 and updated: 20.11.25

Flood Risk (Checked on 16.10.25 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 16.10.25)

EE: Good outdoor

O2, Vodafone and Three: Variable outdoor

Broadband Availability (Checked on Ofcom: 16.10.25)

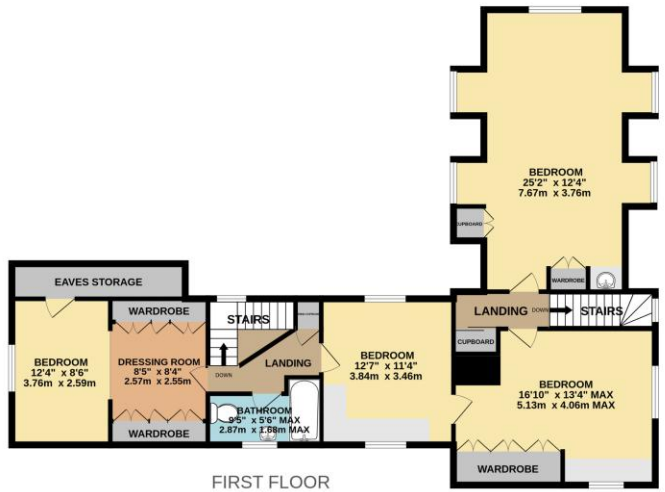
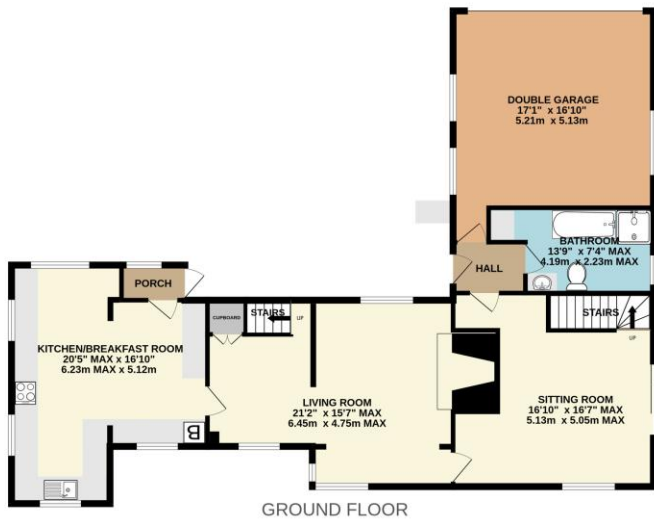
Standard: 1 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: Not available

Ultrafast: Not available







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.