



**ARCHITECT-DESIGNED BARN CONVERSION WITH PANORAMIC VIEWS
AND EQUESTRIAN FACILITIES**

A contemporary 4-bedroom, 4-bathroom home set in 4.7 acres, Neen Sollars, Shropshire DY14 0AL

NEEN HILL BARN

Designed by Coombes Everitt Architects and completed by the current owners around 18 months ago, Neens Hill Barn is a striking contemporary reinterpretation of a traditional agricultural building. Created to maximise light, space and far-reaching views, the house sits effortlessly within its rural surroundings. Clean architectural lines are combined with natural materials, underfloor heating and extensive full-height glazing, drawing in the landscape from every angle. The result is a home that feels both grounded and quietly distinctive — carefully designed for modern rural living.

ARCHITECTURE & LIVING SPACE

At the heart of the property lies an impressive openplan kitchen, dining and living space, flooded with natural light and opening directly onto the gardens and surrounding countryside. The sense of volume and connection to the outdoors is immediate. The kitchen is fully fitted and integrated into the space, making it ideal for both entertaining and everyday life. A separate snug provides a more intimate retreat, while a utility room and ground-floor bedroom with Jack & Jill en suite offer flexibility for guests or multigenerational living.



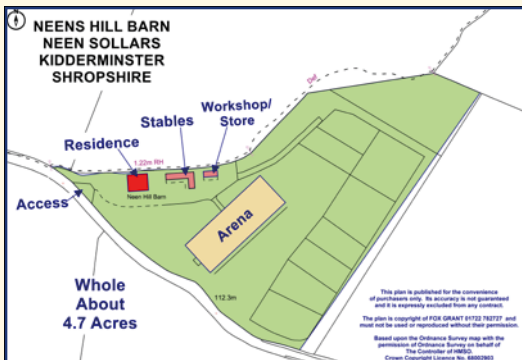


FIRST FLOOR

The first floor continues the theme of light and space, with three well-proportioned double bedrooms (two en suite) and a family bathroom. A generous office area provides an excellent workspace, enjoying open views and sunsets across the land.

OUTSIDE & SETTING

Approached via a quiet country lane, the property is accessed through electrically operated gates onto a gravel driveway, enclosed by mature hedging and supported by CCTV. The gardens are mainly laid to lawn with a gravel terrace, creating a natural extension of the living space and an ideal setting for enjoying the surrounding views. Beyond, the land is divided into paddocks, complemented by a perimeter track and an established apple orchard — creating both visual appeal and practical use.

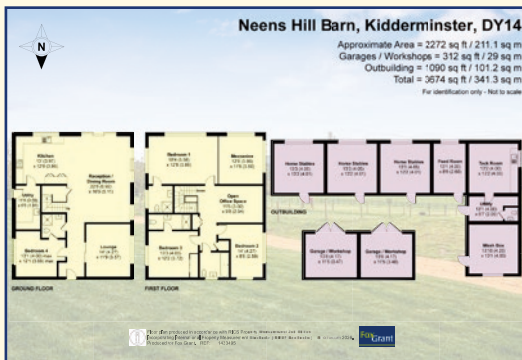


EQUESTRIAN FACILITIES

The equestrian facilities are thoughtfully arranged and well integrated into the setting, comprising:

- Three insulated 'Chart' timber stables
- Hot water wash bay, feed room, tack room and W.C.
- A 20m x 60m arena with 'Soundtrack' surface (Equestrian Surfaces)
- Timber garage/workshop and hay store

All stables equipped with internal cameras and Wi-Fi connectivity. The layout allows the property to function equally well as a lifestyle home with land or as a fully equipped private equestrian setup.



AGENT'S NOTES

Location & Amenities

Neens Hill Barn is well placed for access to a range of highly regarded state and independent schools, with primary education available in Cleobury Mortimer and Tenbury Wells, and secondary education in Ludlow and Tenbury.

The area is also particularly well served by independent schools, including Moor Park, Hereford Cathedral School, Lucton School, Malvern St James and The Elms.

The historic market town of Ludlow offers an excellent range of amenities including restaurants, independent shops, supermarkets, leisure facilities and schooling. Further facilities can be found in Leominster, Kidderminster, Shrewsbury and Worcester.

Sporting & Recreational

The surrounding countryside provides exceptional opportunities for outdoor pursuits, with the Clee Hills, Mortimer Forest, Queenswood and the Malvern Hills all within easy reach. Walking, cycling and riding are readily available directly from the property, while horse racing is accessible at Ludlow, Hereford, Worcester and Cheltenham.

Important Notice

These particulars are intended as a guide only and do not constitute any part of an offer or contract. All descriptions, dimensions and other details are provided in good faith but should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information, including services, planning permissions and condition of the property, by inspection or independent advice.

Further Information

Local Authority: Shropshire Council — 0345 678 9000

Council Tax: Band F

Services: Mains electricity and water. Private drainage. LPG central heating. Fibre Broadband.

Tenure: Freehold with vacant possession

Fixtures & Fittings: Items are included only where specifically mentioned. All other fixtures and fittings are available by separate negotiation.

Directions: From Ludlow proceed East on the A4117 (Rocks Green) after 6 miles take the first right turning for Hints Meadow proceed along for mile and turn left, then right after another mile turn left then immediately right. Stay on this road for about 0.5 miles and property will be on the left handside.



foxgrant.com

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE