



**Ford House, Neen Savage, Cleobury Mortimer, Kidderminster, DY14 8JU**

**Offers in the region of £925,000**



**Holters**  
Local Agent, National Exposure

## **Ford House, Neen Savage, Cleobury Mortimer, Kidderminster, DY14 8JU**

A grand and unique country residence, located in a peaceful hamlet, just outside the town of Cleobury Mortimer, offering just over 3 acres of grounds, stunning countryside views and beautifully presented accommodation.

### **Key Features**

- Detached Country Residence
- Sizable, Beautifully Presented and Extended Home
- 6 Bedrooms & 5 Bathrooms
- 4 Reception Rooms Inc. a Stunning Oak Framed Lounge
- Set Within Approx. 3.3 Acres of Grounds/Gardens
- Equine Facilities with Stables and Paddocks
- Annexe Area Suitable for Multi-Generational Living
- Panoramic Countryside Views
- Edge of Popular Village Position, Close to Cleobury Mortimer
- Grade II Listed

### **The Property**

Ford House is a detached and unique country residence, which has been extensively and sympathetically improved over recent years, offering a wealth of character features, along with modern luxuries throughout. A sizeable dwelling presenting extended accommodation over 3 floors, including 6 bedrooms, 5 bathrooms and 4 reception rooms, Ford House could be ideal for those seeking multi-generational living, as well as equine enthusiasts with over 3 acres of gardens/grounds, out-buildings and direct access onto a bridleway.

Dating back to the 1500s, Ford House is an attractive, Grade II Listed former farmhouse,

which overlooks the quaint St Marys Church and enjoys panoramic views across the surrounding countryside. The property is situated on the outskirts of the pretty hamlet of Neen Savage, which is conveniently located less than 2 miles via road and less than a 30 minute walk via footpath/bridleway from the small market town of Cleobury Mortimer with its many independently owned shops and facilities. Positioned within a simply stunning, semi-rural setting, a million miles from the hustle and bustle of city life, for those wishing to regularly commute to Birmingham or London, the M5 motorway is approximately 22 miles from the property.

Inside, the true heart of the home is the kitchen, which is installed with Shaker style units and granite work tops, it has been marvellously designed making great use of the space and is home to a three door Aga, essential for any farmhouse. Integrated appliances also include an eye level oven, microwave oven, fridge, freezer, dishwasher and wine cooler. A useful utility room sits aside the kitchen, with matching units and plumbing for a washing machine, benefitting from access to the exterior of the property. A further door from the kitchen provides access down the useful cellar.

The most recent addition to the property is a most impressive oak framed, open-plan orangery style living area. With underfloor heating below the limestone flagstones, French doors onto the patio area and a circular wood-burning stove, this room is the perfect place for entertaining, providing space for both dining and lounging overlooking the rear garden.

A small staircase leads to an area within the home that could be utilised as an annexe. Currently comprising of 2 bedrooms serviced by a contemporary shower room and dressing room, French doors off one the bedrooms provides separate access to the front of the property, making it an ideal space for an elderly relative or independent child if required. Subject to all necessary permissions, one the bedrooms could be altered into an open-plan kitchenette/living space making the annexe area self-contained.

Off the kitchen, a short staircase leads to a versatile room, which is accompanied by an en-suite shower room, off which is another bedroom, making this a perfect suite, or as a study. To the other end of the property, is an impressive, light and airy reception hallway, which leads into a sitting room, while a further staircase rises to two double bedrooms, both of which benefit from en-suite shower rooms and enjoy views over the surrounding countryside. From the first floor landing, a stairwell leads up to the top floor and another one of the properties features; a double bedroom with its own most wonderful en-suite bathrooms with a central roll top bath.

Outside, the property has much to showcase, covering a total of approximately 3.3 acres, including gardens and paddocks and offers the perfect aspect in which to dine, entertain or relax. Several paved and gravelled seating areas are nestled amongst sections of lawn, bordered by mature shrubs and specimen trees, while enjoying a scenic backdrop. A private, gated driveway leads to the large gravelled area providing off road parking for a number of vehicles and the timber framed carport. The

lower paddock with a water supply, occupies a timber stable block with two stable bays and a tack/storage room. The top paddock adjacent to an ornamental wildlife pond completes the exterior space of this magnificent family home.

#### **The Location**

Ford House sits within the hamlet of Neen Savage, which is a wonderfully close nit community. The property enjoys views over the parish church aside the village hall where various events are held year round.

The historic market town of Cleobury Mortimer is just 2 miles from the property, located close to the Shropshire/Worcestershire border. Benefiting from a friendly community, Cleobury (as more simply known to locals) offers a wide range of amenities and recreational/educational facilities including, a market hall, a tourist information centre, many public houses, a florists, a bakers, a butchers, a church and a traditional ironmongers, as well as a fire station, police station, and a primary and secondary school.

Cleobury Mortimer is tucked between the Cleve hills and the Wyre forest. This means you will be surrounded by panoramic views and wonderful walks, great for those of an active disposition or those who just appreciate great views and scenery. For sport enthusiasts Cleobury Mortimer also has a highly regarded 27 hole Golf Club, along with a rugby team. Centrally located, Cleobury is 8 miles from Bewdley and Tenbury Wells, 11 miles from Kidderminster, 12 miles from Ludlow, 14 miles from Bridgnorth, 32 miles from Shrewsbury and 39 miles from Birmingham. The motorway network can be accessed via junction 5 of the M5, which is just over 22 miles from the property.

#### **Tenure**

We are informed the property is of freehold tenure.

#### **Council Tax**

Shropshire Council - Band F.

#### **Services**

We are informed the property is connected to mains water and electricity. Private septic tank drainage.

#### **Heating**

Oil fired central heating and wood-burning stoves.

#### **Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 40MB. Interested parties are advised to make their own enquiries.

#### **Nearest Towns/Cities**

Tenbury Wells - Approximately 8 miles  
Bewdley - Approximately 8 miles  
Kidderminster - Approximately 11 miles  
Ludlow - Approximately 12 miles  
Bridgnorth - Approximately 14 miles  
Shrewsbury - Approximately 32 miles  
Birmingham - Approximately 39 miles

#### **What3words**

befitting.decisive.lateral

#### **Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a

non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

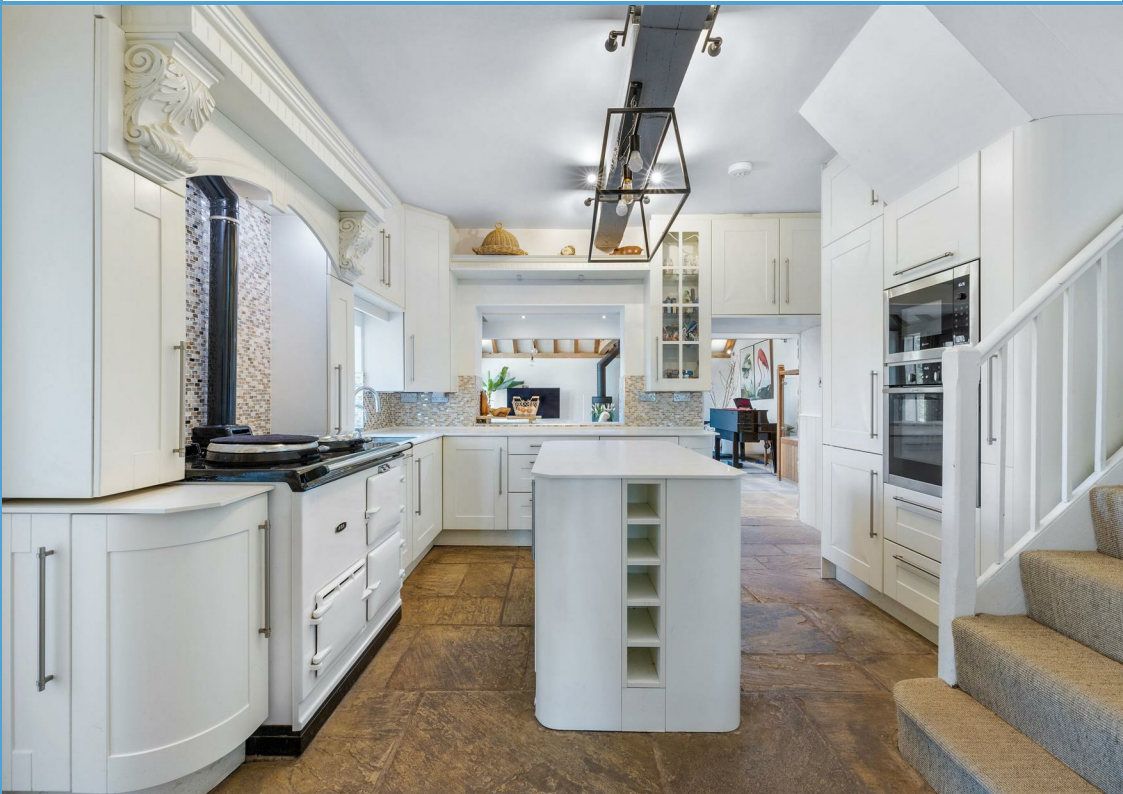
#### **Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### **Consumer Protection**

Consumer protection from unfair trading regulations 2008 -  
Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



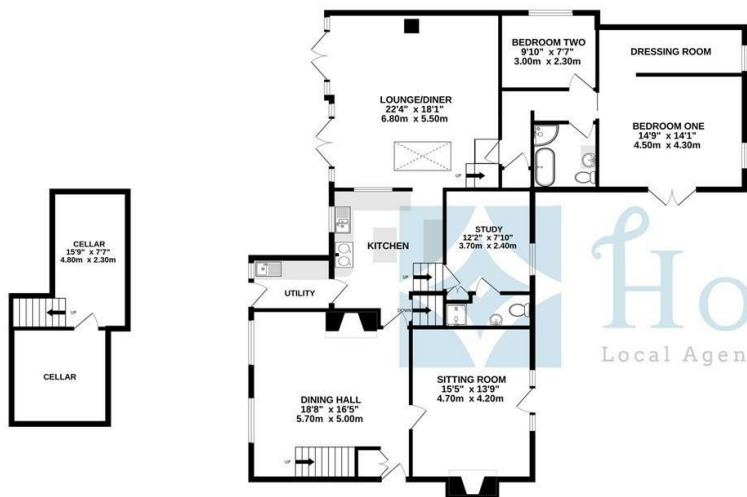


CELLAR  
223 sq.ft. (20.7 sq.m.) approx.

GROUND FLOOR  
1540 sq.ft. (142.0 sq.m.) approx.

FIRST FLOOR  
509 sq.ft. (47.1 sq.m.) approx.

SECOND FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 2540 sq.ft. (235.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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