



## The Old Church

Church Hill, Kinver, DY7 6HZ

Andrew Grant



# The Old Church

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A chance to own a wonderful property steeped in history and brimming with character and charm.

## Key features

- Charming historic property
- Bursting with character
- Ground-floor shower room
- First-floor bathroom
- Ensuite shower room
- Ensuite cloakroom
- Courtyard garden
- Ample parking

Freehold / 1,754 sq. ft.







This unique home is situated within the heart of Kinver and dates back to 1834. The property was originally a church serving the local area and later a Sunday school. In the early 1990's the property was converted for residential use.

The accommodation includes two reception rooms, a kitchen and a shower room situated on the ground floor. Upstairs, there is a family bathroom and three bedrooms, two of which have ensuite facilities.

Outside, there is a courtyard garden to the front providing space for dining and entertaining. There are further seating areas surrounding the property. This property has an exceptional amount of parking available, including a driveway to the front, allocated parking spaces by the sandstone rocks and further parking situated to the side of the property.





The Old Church is approached via a driveway allowing ample parking and leading to a block-paved garden area. There is also additional parking to the side of the property and further spaces to the front by the sandstone rocks, which are allocated to The Old Church.





### Entrance

As you enter the property, you are greeted by a welcoming brick-built porch featuring a tiled floor and providing a useful space to store coats and shoes.

### Lounge

The main accommodation is accessed via an original door opening onto a light and spacious lounge, which is flooded with light from dual-aspect windows, one of which has doors to the courtyard, perfect for bringing the outside in on warmer days.





There is a gas stove with a tiled hearth and around the corner of the room, there are bespoke built-in units offering plentiful storage. This lovely room also features a window and three radiators all with decorative covers.



### Inner hallway

An inner hallway accesses the first-floor accommodation and features under-stairs storage, a window to the side and further access to the ground-floor accommodation.



### Shower room

There is a useful shower room, which has a white suite comprising a low-level WC, an enclosed washbasin with a mixer tap set upon a vanity unit and a shower cubicle. There is also tiling to partial walls, tiling to the flooring, an extractor fan, a chrome towel radiator and a shaver point.







### **Sitting room**

Situated to the rear of the property is a further sitting room, with dual aspect windows offering lovely views. This is an ideal family space, which flows seamlessly into the dining area and kitchen beyond.





## Kitchen

There is open access through to the kitchen, which is also accessible from the inner hallway. The kitchen is fitted with cream matching wall, base and drawer units featuring roll-edged work surfaces.

Integrated appliances include a double Bosch oven and microwave, a five-ring gas hob and an extractor.





Further features include a wine rack, two fridges and a freezer, space for domestic appliances, under cupboard lighting, flagstone flooring, a matching dresser unit with glass display units and a radiator with decorative cover.

There are two windows to the side elevation and a glazed door accesses the outside.





### **First floor**

There is a beautiful galleried landing featuring two skylights, a built-in bookshelf and an airing cupboard housing the Ideal boiler. The landing also grants access to the bedrooms and bathroom, which nicely radiate off from this point.





### Master bedroom

The master bedroom is generous in size, with a range of built-in wardrobes, a window to the side elevation and a feature window incorporating a coat of arms overlooking the courtyard.

Situated just off the master bedroom is a useful ensuite cloakroom, with a white suite comprising an enclosed WC and an enclosed washbasin with a mixer tap set upon a vanity unit. There is also tiling to the splashbacks, a shaver point and an extractor.









### Bedrooms two and three

Bedroom two has a window to the side and a porthole window to the rear. This wonderful bedroom also features a spacious ensuite shower room including a white suite comprising an enclosed WC, an enclosed washbasin with mixer tap set upon a vanity unit and a separate shower cubicle. There is also tiling to the splashbacks, a chrome towel radiator and an extractor fan.

The third bedroom has a window to the side and access to the loft for storage.





### House bathroom

A house bathroom completes the accommodation. The bathroom has a white suite comprising a high-level WC, a pedestal washbasin and a free-standing clawfoot roll-top bath with a telephone-style shower attachment to the mixer tap.

There is also a radiator incorporating a towel rail, a shaver point, an extractor fan and an obscure-glazed window to the side elevation.







## Garden

To the front of the property is a beautiful courtyard, which is easy to maintain and features lighting and a lovely seating area situated beneath a wooden pergola, which provides ample space to relax and dine.

There is access to the areas surrounding the property, where there are additional places to sit and relax all secured by fencing.





## Services

The property has mains gas, mains electricity, mains water, mains drainage and broadband.

Council tax band - E

## Location

The Old Church is situated in a desirable location in the popular village of Kinver. This beautiful Staffordshire village is set on the banks of the River Stour, just a 15-minute drive from the centre of Stourbridge. It is surrounded by Shropshire, Worcestershire and the West Midlands. National Trust Kinver Edge sits to the west of the village and is a rather spectacular sandstone escarpment, with rock dwellings, several walks, and fabulous views.

The village has a buzzing community, with several good pubs, cafes, farm shops, a brewery and three schools. It is also a popular berthing spot for many boats on the Staffordshire/ Worcestershire Canal and is only 45 minutes to the centre of Birmingham. This is an excellent choice for anyone looking for a busy village lifestyle, but without sacrificing transport networks and convenience.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		

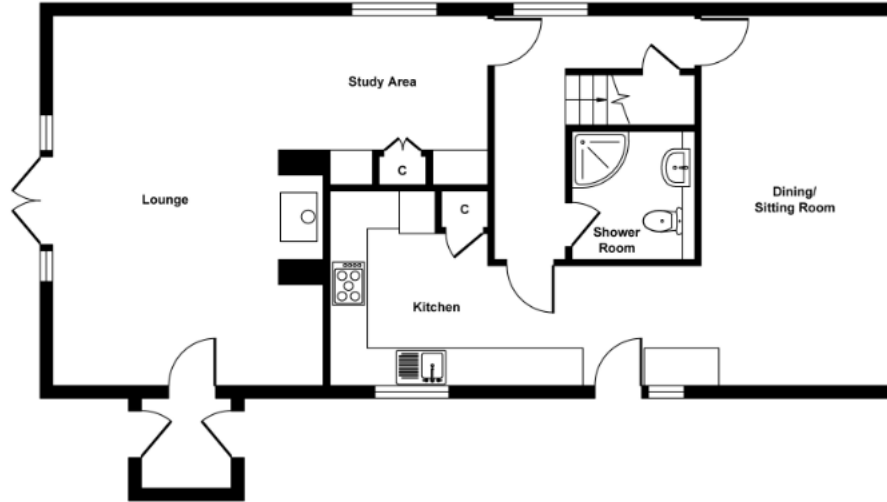


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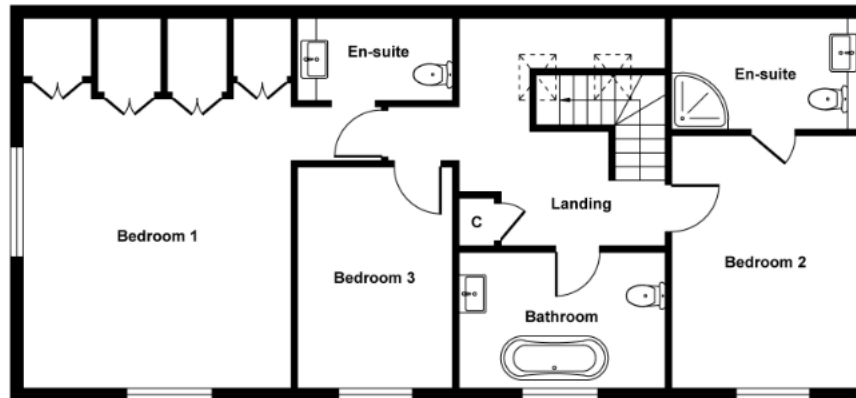
Approximate total area = 1754 sq ft / 163 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.

## GROUND FLOOR



## FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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