



## Rockmount

7 Dark Lane, Kinver, DY7 6JA



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**5 Bedrooms    2 Bathrooms    3 Receptions    0.6 Acres**

An exceptional Grade II listed detached residence nestled within the beautiful village of Kinver, enveloped by approximately half an acre of meticulously landscaped gardens.

## Key features

- Exquisite Grade II listed residence
- Half an acre
- Home office
- Five double bedrooms
- Master with en suite bathroom and dressing room
- Extensive cellars
- Meticulously maintained gardens
- Remote controlled gated entrance
- Large driveway providing ample parking

Freehold / 4,443 sq. ft.







This historic residence, initially built in 1760 and significantly expanded in 1840, has transformed into an expansive and truly remarkable family home, rich in heritage. Over the years, the property has been thoughtfully enhanced, skilfully blending its original charm with modern appointments.

The expansive layout of the interior includes a spacious hallway, three reception rooms, a dining kitchen, a cloakroom and sizeable cellarage.

Moving upstairs, you will find a well-appointed family bathroom and five double bedrooms, one of which features a luxurious en suite bathroom and a separate dressing room.

Outside, the exquisitely landscaped gardens encompass approximately half an acre. Within the grounds, there is an incredible home office with a WC.





Rockmount is accessed through elegant remote-controlled gates that usher you onto a sweeping driveway. The private gardens adorned with lawns, mature trees and blossoming shrubs line the approach. There is extensive parking at the front of the house, continuing along the right-hand side.





Additional double gates open to reveal the front courtyard, resplendent in block paving and featuring a functional fountain, a cold-water tap, doors leading to the dining kitchen and a door to a handy side storage space. Another set of doors unveils a spacious home office.

Originally the garage, this versatile area offers ample space, equipped with lighting, power points, built-in storage cupboards and a wall-mounted electric heater. A window at the front invites natural light in, while a WC with a wash basin completes the offering.





## Entrance

The main residence is exceptionally spacious and meticulously designed to artfully preserve a substantial portion of its inherent character and charm.

Entering through the part-stained glass wooden doors, you are welcomed into the spacious reception hallway. Here, stairs ascend to the upper floor while tiled flooring and doors to the drawing room, sitting room and rear hallway beckon.









### Drawing room

The drawing room presents a magnificent expanse tailor-made for hosting, with a Gothic-style bay window that overlooks the serene rear courtyard. Adding to its charm, a traditional marble fireplace graces the room along with solid oak floorboards.

To enhance its allure, a pair of French doors with their original shutters lead to a rear terrace, providing views of the lavish garden.









### Sitting room

Warmth exudes from the sitting room, which houses a multi-fuel burning stove within a Georgian marble fireplace. Access to the front garden is provided through French doors.



### **Cloakroom/boot room**

Leading from the rear hallway, the cloakroom/boot room combines convenience and elegance. The space is adorned with a high-level WC, a washbasin and a wall-mounted mirror with traditional lighting. Functionality is further enhanced by coat-hanging facilities and a window with timber shutters that overlook the rear courtyard.

### **Cellarage**

A staircase from the rear hall descends to the expansive cellars. These encompass various areas, including a central hallway, a laundry space with provisions for a washing machine and tumble dryer, a playroom, two storerooms and a wine cellar.







## Dining room

Characterised by a sash window that offers views of the front garden, the dining room boasts a gas fire accompanied by a traditional fireplace surround. The room's ambience is heightened by oak flooring underfoot.

A rear lobby, accessible via the dining room, leads to steps descending to the rear courtyard. This rear lobby serves as a gateway to the dining kitchen.





## Kitchen

Originally the coach house, the dining kitchen boasts an exquisite design. Extensive base units and wall cupboards with hardwood doors and contrasting granite countertops characterise the space.





A central island unit houses a Siemens electric oven and a four-plate gas hob, doubling as a breakfast bar. A gas-fired AGA, a white Belfast sink and ample room for a large fridge freezer further define the kitchen.

Adding to its charm, French doors open to the front courtyard, while a hardwood framed window overlooks the rear courtyard.









### **First floor**

Ascending to the first floor, a generous gallery landing with a sash window overlooking the front driveway serves as a hub. Five bedrooms, a family bathroom and an en suite shower room with a separate dressing room radiate from this central point.





### Bedroom one

Bedroom one, a spacious double room, features a sash window at the front and an ornate period fireplace.





An en suite shower room complements the room, indulging in luxury with its white suite including an egg-style bath, a corner shower cubicle with a rainfall-style shower head and a separate spray. A washbasin with built-in grey high-gloss vanity drawers, a push-button flush WC and thoughtful amenities like a heated towel rail and electric shaver/toothbrush point complete the ensemble.

The adjacent dressing room, replete with built-in wardrobes and storage, overlooks the rear courtyard.





## Bedroom two

Bedroom two, another generous double room, boasts a sash window at the front and built-in wardrobes and cupboards.





### Bedroom three

The third bedroom mirrors the size of the previous room and offers a sash window to the rear and a decorative period fireplace.





### **Bedroom four**

Bedroom four is a substantial double room featuring a sash window that overlooks the rear, while fitted wardrobes add practicality.





### Bedroom five

A fifth bedroom, completing the collection, features a sash window to the rear.





## Bathroom

The family bathroom is well-appointed with a white suite comprising a corner spa bath, a walk-in shower cubicle with a mixer shower boasting a rainfall-style shower head and separate spray, twin washbasins set within period-style vanity cupboards and drawers and a push-button flush WC.

Underfloor heating, part-tiled walls and a sash window to the side elevation amplify the room's elegance.





## Gardens and grounds

The rear garden unfolds with a flagstone terrace that extends to a private garden. Gentle steps descend to a sprawling lawn, embraced by well-established borders flourishing with shrubs and trees.

A children's playhouse and a woodland walkway enhance the outdoor experience, offering views of the River Stour.













A secluded rear courtyard completes the outdoor landscape, accessed through a door and featuring a split-level terrace, a pergola, a cold water tap and access to the inner hallway and dining kitchen.











## Services

The property has mains gas, electricity, water and drainage, a security alarm system and broadband.

Council tax band - H

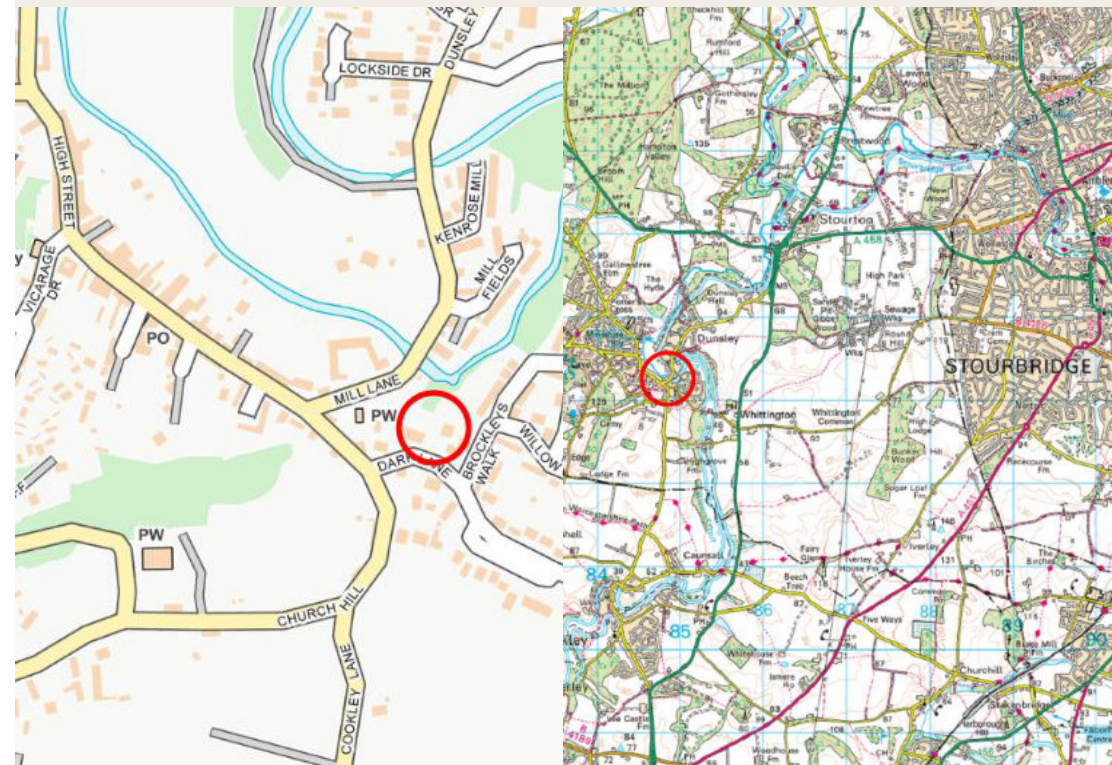
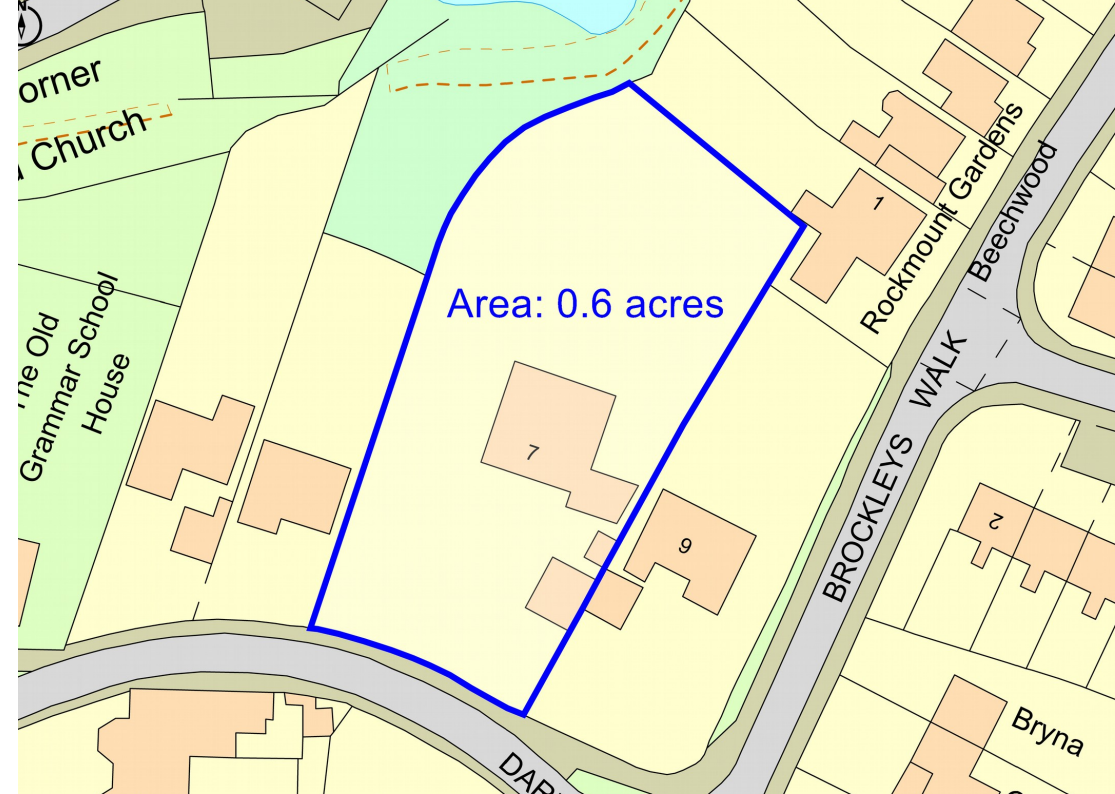
## Location

Kinver is a favoured village for those seeking a harmonious blend of a semi-rural setting with the added convenience of local amenities. This charming village boasts an array of independent shops, inviting pubs and delightful eateries.

The local vicinity's educational landscape is equally promising, featuring infant, primary, high school and sixth-form facilities, contributing to the village's fortunate educational framework.

Kinver is home to the National Trust's Kinver Edge providing breathtaking countryside walks.

Situated approximately 20 miles west of Birmingham, 13 miles south of Wolverhampton and 20 miles north of Worcester, Kinver enjoys the advantages of a well-connected motorway network, with easy access to the M5, M6, M40 and M42. Birmingham International Airport is a mere 45-minute journey and the mainline train station in Stourbridge maintains regular services to Worcester, Malvern, Birmingham and London.





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**Approx. Gross Internal Floor Area 4443 sq. ft / 412.85 sq. m**

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

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