



## Riverbank Cottage

Kinver, DY7 6HG

Andrew Grant

# Riverbank Cottage

7 High Street, Kinver, DY7 6HG

**4 Bedrooms    3 Bathrooms    4 Reception Rooms**

Spacious riverside home with large garden, flexible living spaces, private balcony, shop and stunning outdoor entertaining areas, offering a unique lifestyle opportunity.

- A distinctive four-bedroom riverside home with versatile indoor and outdoor spaces.
- Expansive open-plan living and dining area with large terrace and balcony.
- Stunning landscaped garden with pergola, barbecue hut, summerhouse and direct river access.
- Central village location with local amenities, scenic walks, and transport links nearby.

This distinctive four-bedroom property offers generous living across multiple levels, complemented by a private balcony, extensive riverside garden and versatile outbuildings. The expansive living and dining area is filled with natural light from skylights and opens onto a large terrace, creating a wonderful connection to the outdoors. A well-appointed kitchen, hallway and cloakroom complete the ground floor. Upstairs, four well-proportioned bedrooms include two with en suites, one with access to a balcony with panoramic views. Outside, the beautifully landscaped garden leads down to the River Stour, featuring a barbecue hut, summerhouse and various seating areas. There is also a separate shop and store room, ideal for those seeking a home business opportunity. Located in the heart of a charming village, the property offers the perfect balance of privacy and convenience.

**2301 sq ft (213.8 sq m)**





## The kitchen

The kitchen is well-equipped with ample worktop space and cabinetry, offering a practical layout for cooking and meal preparation. It features modern appliances, a large range cooker and a pleasant dual-aspect outlook. The breakfast bar adds a casual dining option.







## The living room

The living room offers a spacious and light-filled area perfect for relaxation or gatherings. Large bi-fold doors open onto the terrace, enhancing the indoor-outdoor connection. Multiple seating arrangements can be accommodated within this generous space.







## The dining area

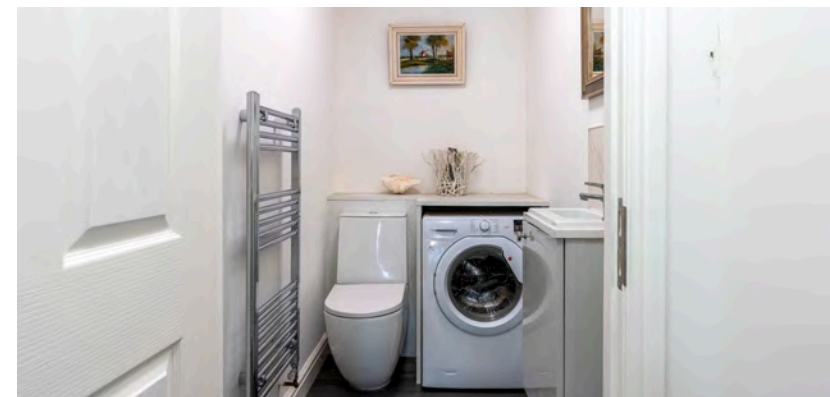
The dining area is part of the large open-plan living space, set beneath bright skylights and adjacent to the bi-fold doors leading to the terrace. It comfortably accommodates a sizeable table, making it ideal for family meals and entertaining.





## The hallway and cloakroom

The hallway is a bright, welcoming space with attractive parquet flooring and a wide staircase leading to the first floor. It connects easily to the main living areas, offering a sense of flow and openness. Natural light filters through, enhancing the airy feel. The cloakroom is conveniently located on the ground floor and includes a modern WC and wash basin. Finished with neutral tones, it provides a useful guest facility near the main living areas.





## The primary bedroom

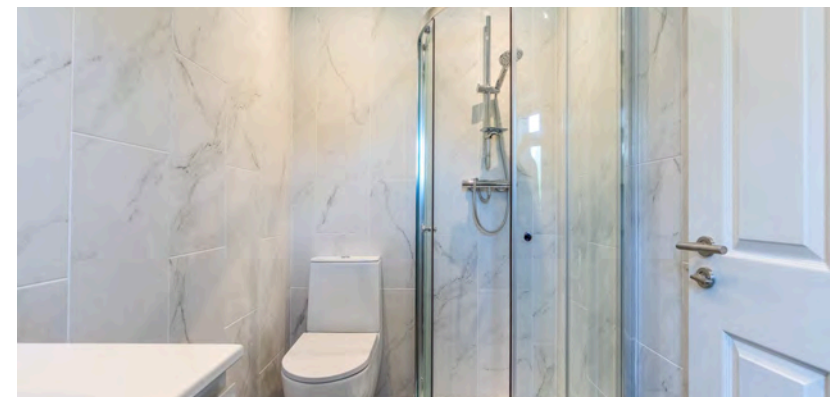
The primary bedroom is a spacious double with a light, airy feel. Large windows and access to the private balcony create a relaxing retreat. It also features an en suite and ample storage space.





## The primary en suite

The en suite to the primary bedroom includes a contemporary shower, wash basin and WC. It offers a private and stylish bathroom space, complementing the main bedroom perfectly.





## The balcony

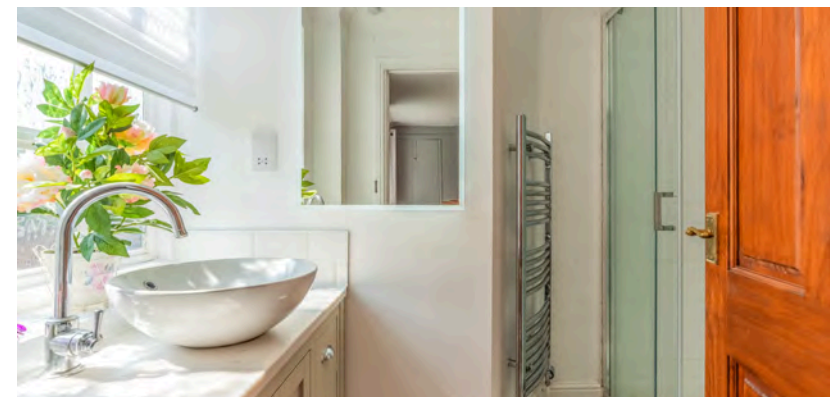
The private balcony is accessible from the principal bedroom and offers panoramic views over the garden and beyond. It provides a tranquil space for morning coffee or evening relaxation.





## The second bedroom and en suite

The second bedroom is another generous double, also benefitting from built-in wardrobes spanning the width of the room, providing ample storage. It enjoys plenty of natural light and offers flexibility for use as a guest room or additional family space. An en suite completes this space, featuring a sleek shower, WC and wash basin. Its modern finish ensures convenience and comfort for guests or family members.





## The third and fourth bedrooms

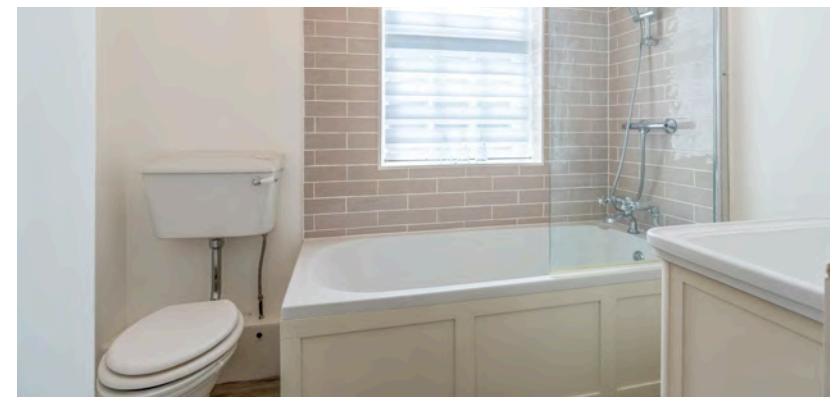
The third bedroom is another generous double, enjoying plenty of natural light and offers flexibility for use as a guest room or additional family space. There is also access to the boiler from this room. The fourth bedroom is a well-sized room that can serve as a bedroom, study, or hobby room. Its layout and aspect make it a versatile addition to the upper floor.





## The bathroom

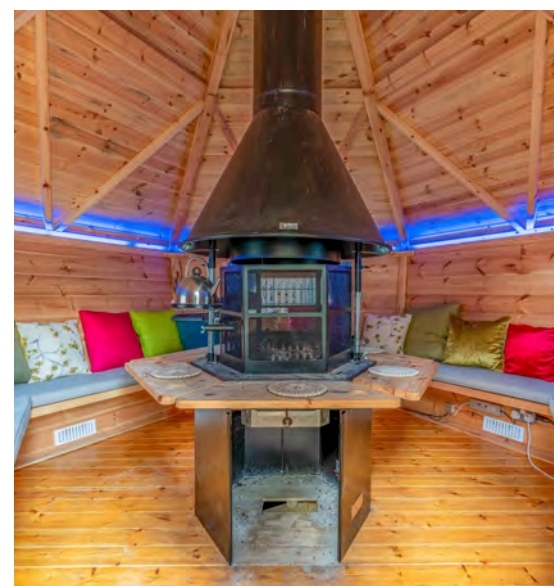
The main bathroom features a modern suite with a bathtub, separate shower, wash basin and WC. Stylishly finished, it offers a relaxing space for the household.





## The garden and outbuildings

The garden is a true highlight, extending down to the river and offering multiple areas for enjoyment. A wide terrace near the house provides space for alfresco dining, while a charming pergola leads to the expansive lawn. There are various seating areas and decorative features, including a brick archway, ornamental gates, and flourishing borders.

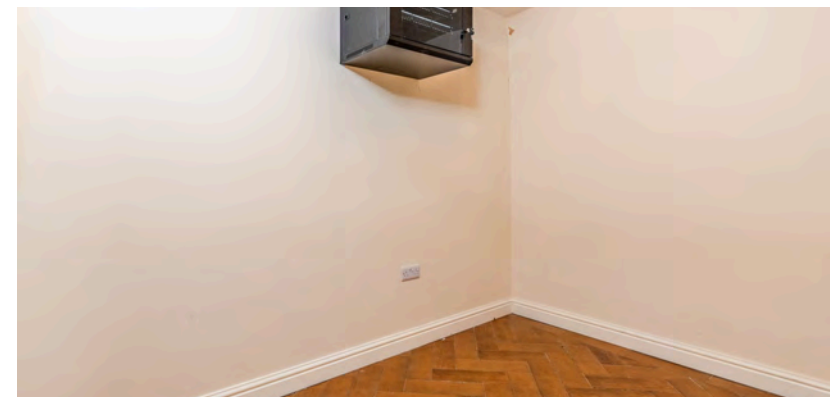


Towards the far end, a timber hexagonal grill cabin and timber summerhouse provides fantastic options for year-round entertaining. The summerhouse is equipped with power, lighting, inset stainless steel sink and timber bar with shelving. The grill cabin befits from fitted seating and a central charcoal grill. The garden also includes a riverside seating area, perfect for soaking in the peaceful setting and watching wildlife along the water. Well-maintained and thoughtfully designed, the garden offers something special for every season.



## The shop and store room

The attached shop and store room further along the hallway offer versatile spaces for business or personal use. Bright and practical, the shop benefits from street-facing access and good storage facilities.



## Location

Kinver is a highly desirable village location offering the best of both countryside charm and practical amenities. Nestled along the scenic River Stour, Kinver is renowned for its stunning surroundings, including the famous Kinver Edge and Rock Houses, which provide beautiful walks and panoramic views.

The village itself has a thriving community spirit with independent shops, cosy cafés, and traditional pubs all within easy reach. Families benefit from excellent local schools and recreational facilities, while commuters enjoy convenient access to nearby towns such as Stourbridge and Kidderminster, as well as good road connections to the wider West Midlands.

Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and cycle routes. Whether seeking a peaceful village lifestyle or a well-connected base, Kinver offers an exceptional balance, making it a highly sought-after destination for a wide range of buyers.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

The Council Tax for this property is Band E



# Riverbank Cottage, 7 High Street, Kinver DY7



**Approx. Gross Internal Floor Area 2089 sq ft / 194 sq m (Excluding Outbuildings)**

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



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