

EDEN MIDCALF  
— SALES & LETTINGS —

£595,000  
High Street  
Kinver, DY7 6HG



## PROPERTY SUMMARY

Located within the heart of historic Kinver village, this wonderful Grade II listed four bedroom Tudor house was beautifully restored in 1996 and is a former winner of the English Heritage Award for the Conservation of Woodwork. Originally built in 1563, the property is steeped in history and retains much of its original character and charm, including exposed timber beams and brickwork throughout. Offering a generous, attractively appointed layout arranged over three floors to include two large reception rooms and four excellent sized bedrooms, the master of which enjoys an en-suite shower room. To the rear the property benefits an extensive and beautifully laid out rear garden, which includes a large workshop (with power and lighting) and backs directly onto the River Stour, together with a picturesque countryside backdrop.

4



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## LOCAL AUTHORITY

## TENURE

Freehold


## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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