



7 The Tontine Severn Side, Stourport-On-Severn, DY13 9EN

BERRIMAN
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Four storey townhouse in wonderful Georgian grade 11* listed building offering a wonderful opportunity to enjoy both charm and character combined with exceptional living accommodation within a beautiful riverside setting

LOCATION

Stourport on Severn offers a bustling town centre with a wide range of shops and facilities to meet your everyday needs. The canal basins provide a great place to wander around at leisure and explore. The abundance of water creates an air of peace and tranquillity with a number of local pubs, cafés and restaurants in and around the Canal Basins. Watch boats travelling through the locks and five historic basins which house nearly 100 narrow boats and yachts and a number of listed Georgian houses.

Mileages

Kidderminster 5 miles
Kidderminster train station 4.5 miles
Hartlebury train Station 3.7 miles
Worcester 12.5 miles

Beautifully situated within a conservation area, where the Staffordshire-Worcestershire Canal meets the River Severn at Stourport, the grand old former Tontine Hotel serving as a permanent reminder of the wealth and prosperity brought to this quiet corner of rural Worcestershire with the coming of the canal 250 years ago, giving rise to the Georgian town of Stourport-on-Severn

DESCRIPTION

Originally dating from 1772, the entire building was comprehensively redeveloped between 2010-2012 to provide 14 houses and apartments, the building is Grade 11* listed which is for awarded to building of significant importance. of which No.7 enjoys a prime position at the front of the building, facing the river.

Number 7 is a most impressive riverside property offering wonderful period features with stunning views to the River Severn and across the canal basin.

The stylish interiors are elegantly appointed throughout light and spacious accommodation is arranged over four floors, including two reception rooms a fabulous basement kitchen/ diner featuring a vaulted ceiling and natural lightwell, four double bedrooms one with dressing room and three bathrooms. This truly stunning property offers a wonderful opportunity to enjoy both charm and character combined with exceptional living accommodation within a beautiful setting.

The property is approached from the side of the building through its own independent entrance door across the property's raised private seating terrace. An entrance porch opens into a charming second reception room, which would make a lovely formal dining room. Off which is a useful bootroom and guest cloakroom with access to the communal courtyard.

The magnificent sitting room features palladian windows overlooking the River Severn and Canal and Lock Basin. A handsome log burning stove with original fire surround and built in cupboards to the chimney breast is the main feature of this impressive room.

The current owners refitted the basement kitchen in December 2022 with a comprehensive range of cabinets in a grey finish with pewter handles set under attractive wood effect worktops with metro tiling splashbacks. These include all the usual built in appliances and a Franke composite sink and tap. There are two contemporary Milano grey radiators and ample space centrally for a large dining table and chairs.

On the first floor there are two elegant double bedrooms both featuring original fireplaces. The first bedroom has original built in cupboards and direct access into a further room which would make a lovely dressing room or study. The other bedroom on this floor has outstanding riverside and canal side views. A contemporary bathroom with white suite serves these two bedrooms.

On the second floor the landing has a walk in wardrobe and opens to the Master bedroom, which features a large en suite shower room with contemporary fittings and dressing area. The Fourth bedroom is again a good sized double and also has its own en suite shower room.

OUTSIDE

The Tontine sits between the river at the front and the canal basins to the rear, where there is a private residents car park with one private space (marked Y) and a further parking space at the entrance to the property. Please note that the parking space on the communal car park is leasehold

beyond which there are expansive lawns maintained by the Canal & River Trust leading down to the riverside.

Tenure is freehold though an annual service charge of approx £300pa (TBC) payable to The Tontine Management Company Ltd. No 7 is a shareholder of the communal areas of the Tontine Management Company Limited and holds 1 share of the 13 company shares.

Managing Agents are M W Property Services(Kidderminster) Ltd

SERVICES

Mains electricity, water & drainage are connected. Heating is by way of electric radiators.

COUNCIL TAX BAND E – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester office Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows 3 of the main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Find and navigate to the exact location of this property by searching its 3 word address <https://www.what3words.com/products/what3words-app/>

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

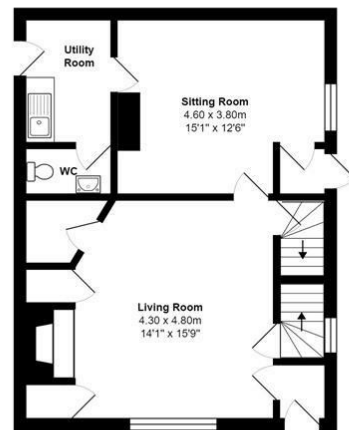
Offers Over
£410,000

EPC:

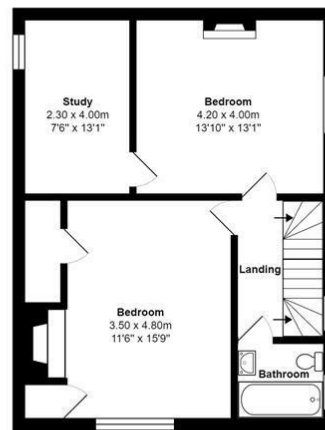
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



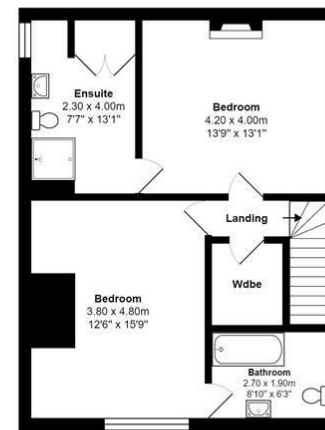
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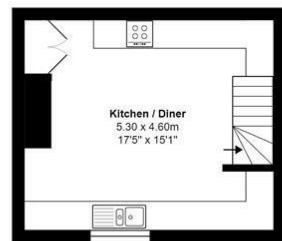
Ground Floor



First Floor



Second Floor



Lower Ground Floor

Total Approx Area: 199.0 m² ... 2142 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
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 the operability or efficiency can be given.

