



LexAllan
Collection

Rockmount, Dark Lane, Kinver, Stourbridge DY7 6JA.



*Quite simply,
“an iconic Kinver family home”*



ROCKMOUNT AT A GLANCE

- 1 Five Bedroom Family Home
- 1 Grade II Listed Georgian Residence
- 1 Elegant Interior
- 1 Master Bedroom En-Suite & Family Bathroom
- 1 Home Office Outbuilding
- 1 Mature Gardens plus Driveway



WE LOVE...

*...the seamless blend of
contemporary features with
the Georgian character
of the building*





WELCOME TO ROCKMOUNT

Occupied by the same family for the past 37 years, this iconic gentleman's residence is now available for its next custodian.

Rockmount was notably featured as one of the principal houses of the area in the 1996 editions of '*A Pictorial History of Kinver & Enville*'.

Originally dating back to 1624, the house, formerly known as Stone House, sat prominently on the hillside overlooking the Stour river valley. In the late 17th Century it was the home of Jonathan Newey (and his 11 children!), who was a highly-regarded local curate.

In 1792 the house was rebuilt and then further remodelled in 1870 and rebranded as '**Rockmount**' to reflect its new-found grandeur.

The owner at that time was William Price, who as the father of Kinver's most famous daughter - the author and renowned Edwardian actress, Nancy Price.

There have only been three owners spanning the 20th Century, each of whom have reconfigured, modernised and enhanced this truly splendid family home.

“...an exceptional Kinver home”



Reception Hallway 25' 11" x 9' 8" (7.90m x 2.95m)

The **entrance hall** (*below left*) welcomes you with its stunning part-stained glass wooden doors. An impressive staircase rises gracefully to the first floor, with its ornate features adding a touch of elegance. The flooring is covered in classic tiles, enhancing the character and charm. From the hallway, doors open into both the **drawing room** (*remaining photos*) and sitting room each offering its own inviting space.

Drawing Room 36' 9" x 15' 1" (11.22m x 4.60m)

Two single-glazed double doors open seamlessly into the garden, allowing a fresh air flow while offering a lovely view of the outdoor space. To the side, a stunning, decorative window overlooks an internal courtyard, flooding the area with natural light. A gas feature fireplace with an elegant marble surround and hearth serves as a striking focal point. The room is further enhanced by its high ceilings and intricate decorative detailing.





Sitting Room

16' 1" x 14' 6" (4.90m x 4.41m)

A timeless and charming **sitting room** (*opposite left & below left*) centred around an inset multi-fuel cast iron burner that provides both warmth and character; framed by a decorative marble surround, complimented by a sleek slate hearth. A floor-to-ceiling single-glazed window face the front driveway, allowing plenty of natural light, while offering a peaceful view of the surroundings.

Formal Dining Room

14' 4" x 12' 8" (4.38m x 3.87m)

The **formal dining room** (*right & below right*) is accessed by a door leading from the kitchen, while another door leads to the inner hallway, providing a seamless flow between spaces. A cosy inset gas fire within a traditional fireplace surround with a window that offers lovely views of the front driveway. The room balances comfort and elegance, perfect for hosting family dinners or gatherings.





Dining/Kitchen

24' 7" x 15' 8" (7.50m x 4.80m)

Having been thoughtfully designed situated in the previous coach house, the dining kitchen truly is the heart of the home.

It boasts a beautiful and functional layout with ceramic Belfast sink built into sleek granite worktops, complete with built in drainer, a range of wall and base units offering plenty of storage and workspace.

An AGA stove with stylish splashback, integrated dishwasher and space for American style fridge freezer. The feature island is complete with base units, drawers and electric oven making ideal spaced for food preparation.

Double doors lead out to the courtyard, offering a seamless flow to the outdoors and great entertaining space, while another door also opens to an internal courtyard along with a decorative window also overlooking the courtyard.





Inner Hall

The tiled floor extends seamlessly from the entrance hallway, doors radiate off to the cellar, cloakroom and dining room.

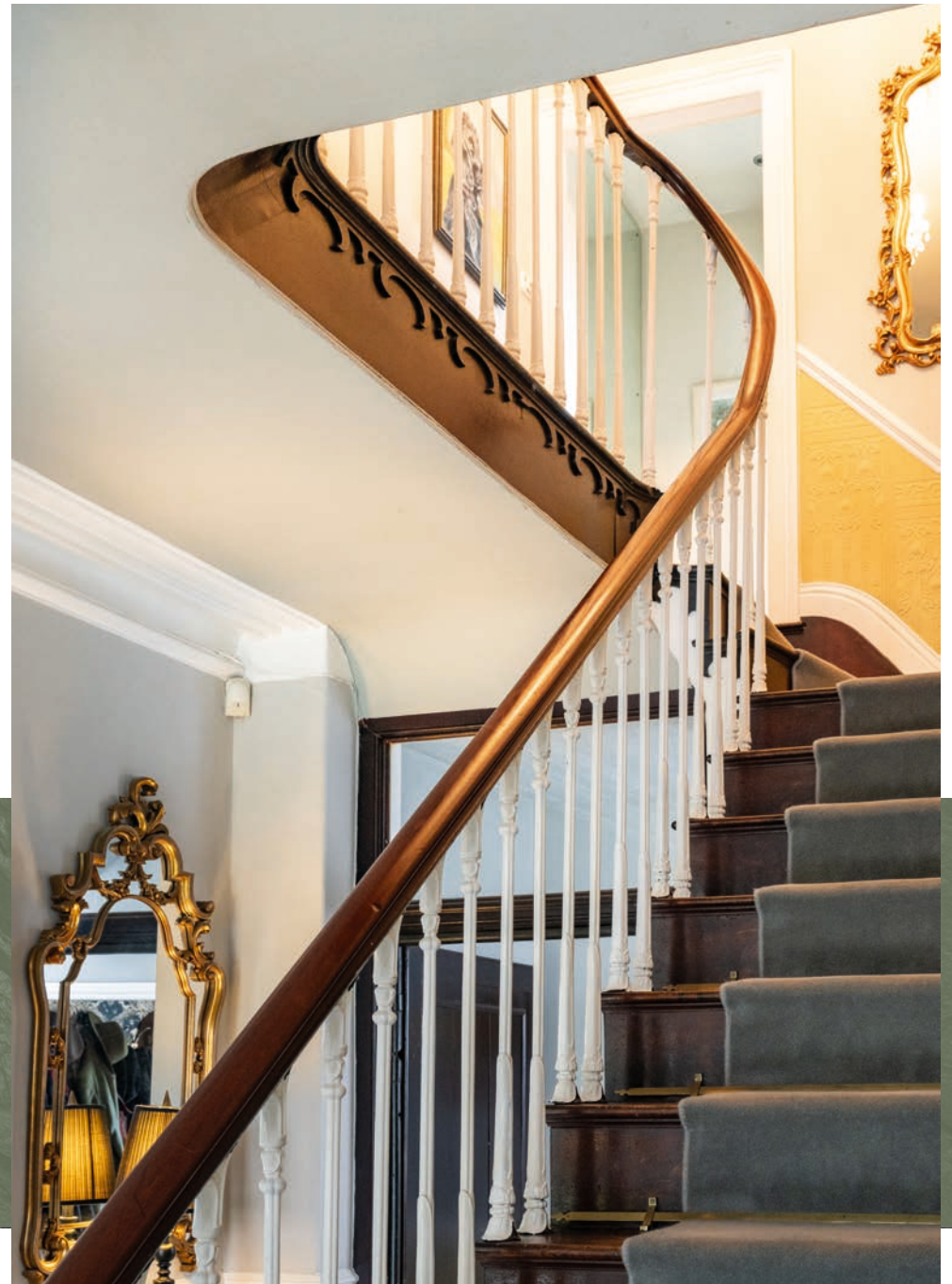
Cloakroom

8' 7" x 6' 2" (2.62m x 1.90m)

The cloakroom is accessed from the inner hallway, with classic design high flush WC, a wall mounted 'Sanitan' wash hand basin, window with charming wooden shutters over looking the internal courtyard.

First Floor Landing

The **landing** (*below*) is spacious and light filled, providing access to all five bedrooms and house bathroom. A telephone intercom system is discretely mounted on the wall and a large window to the end of the landing floods the space with natural light.





Master Bedroom 14' 6" x 12' 10" (4.44m x 3.93m)

A generous double room offering natural light through single glazed window, a period feature fireplace which adds character to the room and a door leading to a private and luxurious en-suite.

En-Suite 13' 3" x 10' 2" (4.06m x 3.10m)

A stylish en-suite featuring floating wash hand basin with sleek drawer unit, low flush WC, striking egg-shaped bathtub complete with tap and shower head over for added convenience, walk in shower with glass screen and double shower head, wall tiles, chrome heated towel rail, sky light and entrance into private dressing room.

Dressing Room 11' 8" x 8' 4" min 12' 9" max (3.56m x 2.56m min 3.90m max)

A well appointed space with fitted wardrobes that offer ample storage, central heating radiator and single glazed window.





“Genuinely, this is one of the most impressively presented properties to hit the market locally...”



Bedroom Two

14' 7" x 13' 11" (4.46m x 4.25m)

Featuring two fitted wardrobes along with cupboards for extra storage space, central heating radiator and single glazed window.



Bedroom Three

15' 1" x 13' 9" (4.60m x 4.20m)

Featuring a decorative cast iron fire place with wooden surround, single glazed window and central heating radiator.



Bedroom Four

13' 1" x 12' 11" (4.00m x 3.94m)

Featuring fitted wardrobes, single glazed window and central heating radiator.

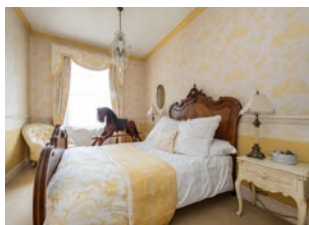




Bedroom Five

15' 3" x 9' 3" (4.65m x 2.84m)

Featuring loft hatch for access, single glazed window and central heating radiator.



Family Bathroom

15' 5" x 6' 0" (4.72m x 1.85m)

A luxurious house bathroom with low flush WC, in one corner there is a Jacuzzi bath that invites relaxation, a walk-in shower with shower fitting, 'His & Hers' wash hand basins with decorative vanity unit providing ample storage, chrome heated towel rail and window.

Cellar/Laundry Room

28' 10" x 8' 10" (8.79m x 2.70m)

The cellar entrance serves as a practical laundry space, having plumbing for the washing machine along with ample space for further appliances. This area has stairs leading you back to the ground floor along with entrances to a four additional cellar spaces.

Cellar/Playroom

17' 7" x 14' 8" (5.37m x 4.48m)

Laminate flooring, fitted cupboard, single glazed window and central heating radiator.

Cellar

14' 2" x 12' 1" (4.34m x 3.70m)

Currently used as storage.

Wine Cellar

14' 1" x 7' 6" (4.30m x 2.30m)

Providing excellent brick-built storage.



Home Office

19' 5" x 15' 11" (5.93m x 4.87m)

This home office was previously a double garage, but now offers functional workspace for those working from home. It is accessed from the outside courtyard through a glazed door with additional glazed windows either side, two built-in cupboards, a wall-mounted electric heater and a separate WC for added convenience.

Grounds

The gardens of Rockmount exude timeless elegance. Approaching the property, you are greeted by controlled gated entrance, this picturesque drive is bordered by verdant lawns and mature shrubs and offering ample parking spaces, accommodating a multitude of vehicles with ease.

Ornate double gates open into a front courtyard, an intimate yet stately space. At its heart lies a feature fountain. This courtyard is a perfect venue for al fresco dining and entertaining guests, enhanced by its blend of open charm and privacy. A discreet door leading to a side storage area is tailored for storing bins and firewood.



A notable feature accessible from the courtyard is a detached, spacious home office. Secluded yet within easy reach of the main residence.

A 'Secret' second courtyard garden is accessible from the inner hallway of the property. Enclosed by rustic brick walls, this hidden oasis is an intimate retreat from the grandeur of the main grounds. A charming pergola draped with climbing plants, creating a serene ambiance for relaxation or dining.

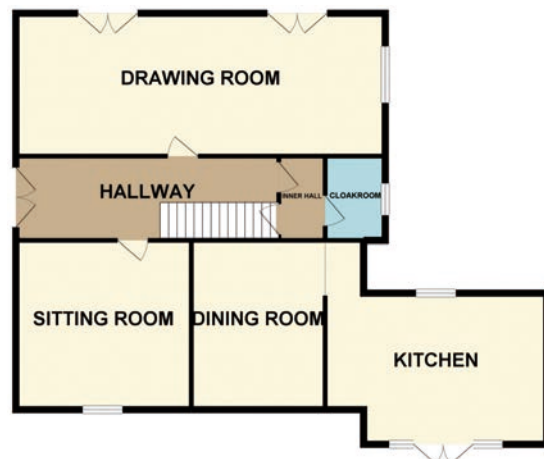
From the courtyard, a discreet door connects to the main grounds, inviting you back into the garden area having expansive greenery.

The rear garden offers a perfect blend of refinement and family-friendly charm. A flagstone terrace stretches elegantly across the rear façade, creating an ideal space for outdoor lounging, entertaining, or simply savouring the views of the private grounds. From the terrace, stone steps lead gracefully down to a lush, manicured lawn bordered by well-established shrubs and mature trees, offering both privacy and natural beauty.

Tucked away within the garden is a delightful children's playhouse, while a woodland walkway winds through the grounds and having picturesque views of the River Stour.



Ground Floor

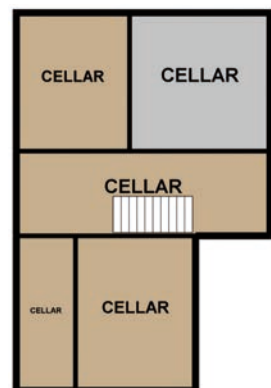


**Approx. Gross
Internal Floor Area**
4,443sq.ft (412.85m²)

Outbuilding



Basement



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given. Made with Metropix ©2025



LOCATION

Rockmount is located in the charming village of Kinver, known for its welcoming community and a wealth of amenities. Kinver boasts a selection of individual shops, restaurants, and schools, including infant, primary, and secondary schools with sixth-form facilities, catering to all educational needs. For outdoor enthusiasts, the village offers breathtaking walks along Kinver Edge, a National Trust-protected landscape of rolling hills, woodlands, and stunning vistas, enhancing the appeal of this idyllic location.





Kinver's most famous daughter, the Edwardian author and actress, Nancy Price, at her 'coming-out party' held in the grounds of Rockmount (left).

Colourised Biograph portrait photo of Nancy Price (below).



THE BENEFITS OF MOVING TO THE AREA

- Excellent primary and secondary schools
- Train station in nearby Stourbridge with links to Worcester, Birmingham and London
- Midlands motorway network on your doorstep
- Surrounded by the beautiful South Staffordshire and North Worcestershire countryside
- Great community spirit





AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage.

TENURE: References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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VIEWING View by appointment only with Lex Allan.

Opening times: Monday - Friday 9:00am to 5:30pm. Saturday 9:00am to 1:00pm.

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