



LexAllan
Collection

Sunnyside
Herongate Road, Compton, Kinver DY7 5ND.

LEX ALLAN COLLECTION welcomes you to **Sunnyside**

Sunnyside is an exceptional individual detached family home, set within approximately 6 acres of beautifully curated grounds. Carefully renovated to combine character and comfort, the property showcases stunning oak features throughout, creating an impressive yet homely feel.

The versatile layout offers the potential for multi-generational living, with three spacious bedrooms upstairs - two featuring spectacular oak-framed glazed walls that open onto private balconies - alongside two bathrooms and a generous living area.

Downstairs, you'll find a welcoming living room with inglenook fireplace, an open-plan sitting room and beautifully designed kitchen, an additional kitchen/utility, and a ground-floor bedroom (currently used as an office) with a nearby shower room. A handy cellar provides excellent storage space.

Outside, the grounds are truly special: neatly kept lawns, a wildlife-attracting pond, vegetable patches, and approximately 4 acres of enchanting woodland featuring an orchard and a charming section of Christmas trees - perfect for selecting your own during the festive season. Completing the picture are fantastic outbuildings, all securely alarmed, offering excellent storage or workspace potential.

Driveway

Sunnyside features a stylish in and out gravel driveway with dual access points for easy entry and exit. Both entrances are fitted with electric gates for added security. The driveway is beautifully finished with gravel and bordered by a mature garden with established trees and planting, creating a welcoming and private approach to the home.

Reception Hall

A warm and welcoming hall with central heating radiator, two Oak-framed double-glazed windows to front.

Dining Room 20'10" x 11'7"

A spacious dining area with Oak double doors opening into the garden, doors off to all other ground floor accommodation, Oak-framed double-glazed bay window to front with bench seating, central heating radiator.

Lounge 27'9" x 16'8"

The heart of the home is this warm and cosy lounge with feature multi fuel fire with exposed brick surround & quarry tile hearth, Oak double doors opening into the garden, three Oak-framed double-glazed windows to side elevations.

Kitchen 19'1" x 14'11"

Variety of wall and base units, inset dual sink with mixer tap, 'Falcon' Rangemaster style oven with extractor above, Oak-framed double-glazed window to rear, chrome heated towel rail, opening to sitting room.

Sitting Room 19'6" x 13'5"

'ESSE' multi-use cooker, Oak-framed double-glazed windows allow picturesque views over the garden, stable door gives access to the rear, central heating radiator, stairs rise to first floor.

Inner Hall

Doors off to further accommodation along with access to the cellar.

Shower Room

Shower with 'Aqualish' electric shower, 'Fired Earth' wash hand basin, WC, central heated radiator, Oak-framed double-glazed window to front.

Bedroom 4 13'3" x 8'4"

Fitted wardrobes, Oak double-glazed bay window to front, central heating radiator.

Cellar 21'0" x 13'5"

Power & lighting through.

Lobby

Stairs lead down to addition door giving access to the driveway, quarry tiled flooring, Oak-framed double-glazed window to side.



Landing

Doors off to first floor accommodation, large airing cupboard housing the ‘Salda’ air handling system.

Master Bedroom 20’1” x 18’0”

An exceptional master bedroom with exposed oak frame, double doors open onto your very own balcony with far reaching views, two central heating radiators, skylight with manual blind.

Shower Room

Shower; ‘Sottini’ wash hand basin, WC, bidet, Oak-framed double-glazed window to front, central heating radiator.

Family Room 26’8” x 19’10”

A superb addition is this spacious additional family room that offers Oak-framed Juliet balcony overlooking the garden, two Oak-framed bay windows both with bench seating, two central heating radiators.

Inner Landing

Central heating radiator, doors to house bathroom and bedrooms two and three.

Bedroom Three 12’11” x 16’4”

Bedroom Three is a spacious room, featuring a double-glazed window that provides ample natural light and a skylight adds an extra touch of brightness, allowing daylight to stream in from above. The room benefits from two central heating radiators, making it a comfortable space.

Bedroom Two 15’11” x 12’2”

A bright and inviting space, enhanced by a striking oak-framed glazed wall that adds warmth and character while allowing natural light to flood the room. Glazed double doors open directly onto a balcony, creating a seamless connection between indoor comfort and outdoor relaxation whilst enjoying the rural views. Ideal for morning coffee or evening unwinding, the balcony extends the living space beautifully which helps creates a peaceful bedroom, home office, or guest retreat.

House Bathroom

A stylish house bathroom featuring a contemporary P-shaped bath with a shower fitting over, a low flush WC and a bidet and wash hand basin is neatly integrated into a sleek vanity unit. Wall tiles, central heating radiator and a skylight window brings in natural light.

Gardens

Set within approximately 6 acres, this remarkable plot offers a perfect blend of natural beauty, practicality, and family-friendly outdoor living. Around 4 acres are dedicated to enchanting mature woodland, creating a peaceful retreat and a haven for nature lovers. The beautifully maintained gardens feature neatly manicured lawn areas, thoughtfully flattened for play and family activities, and framed by established trees that provide both shade and character.

A tranquil pond attracts a variety of wildlife, enhancing the sense of rural charm, while well-tended vegetable patches offer the opportunity for home-grown produce. Just beyond, there’s ample space ideal for placing chicken hutches, making the plot well-suited to smallholding ambitions. Further, the gardens lead naturally into the woodland and a charming orchard, where planted Christmas trees offer a touch of seasonal magic for the family to choose their tree at Christmas time.

To one side of the property, a log store provides practical wood storage for colder months whilst the other side, a collection of outbuildings offers ample space for storage. Altogether, the grounds have been lovingly curated to support a lifestyle that balances self-sufficiency, family enjoyment, and the quiet beauty of the countryside. The plot is serviced by a private septic tank and an LPG tank, supporting modern convenience in a rural setting.

Double Garage 21’3” x 24’0”

Access by the front driveway, two double doors, light and power points.

Double Garage 24’3” x 25’2”

Accessed via garden, two double garage doors, light and power points.

Work shop

23’7” x 24’10” max

Accessed via garden by stable door, light and power points, WC with wash hand basin.

Open Barn

28’9” x 28’2”

Light and power points.



Tenure (Freehold).Tenure (Freehold).
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.

Money Laundering Regulations.
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted. We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band G



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

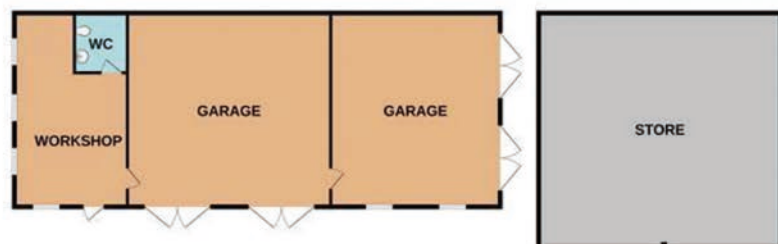




GROUND FLOOR
1787 sq.ft. (166.0 sq.m.) approx.



1ST FLOOR
1559 sq.ft. (144.9 sq.m.) approx.



OUTSIDE
2284 sq.ft. (212.2 sq.m.) approx.

TOTAL FLOOR AREA : 5631 sq.ft. (523.1 sq.m.) approx.

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.

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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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