



# Sunnybank

Clatterbach | Clent | Worcestershire | DY9 9PG

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**Sunnybank, a truly unique five-bedroom detached home set in a beautiful valley, surrounded by 6.5 acres of low-maintenance private grounds & woodland, possible equestrian use, located on Clatterbach Lane, Clent.**

Originally three cottages dating back to approximately the 16th century, the current vendors have strived to retain and preserve what remains whilst thoughtfully modernising to today's standards.

Located in an enviable position in the village of Clent with benefits such as clean air, a broad choice of country pubs, renowned restaurants and modern eateries, occasional village events, a good community hub, local allotments and children's play areas, the area is ideal for families looking to find their forever home. An enviable community spirit whilst still having the privilege of being private. There are of course, an abundance of foot paths and bridleways throughout the surrounding Clent Hills meaning the potential to discover many new hidden spots is excellent. All this and still a short commute to Birmingham & surrounding towns.

Benefiting from aluminium double-glazed windows, remote controlled Velux, mains services, high quality finishes such marble and limestone tiling, Oak doors, American black walnut flooring & skirtings and a mechanical ventilation heat recovery system to create a healthy filtered air flow, the quality of materials used is apparent throughout. The house has been designed to maximise on the natural light and capitalize on the views that surround the house in its sheltered valley position.



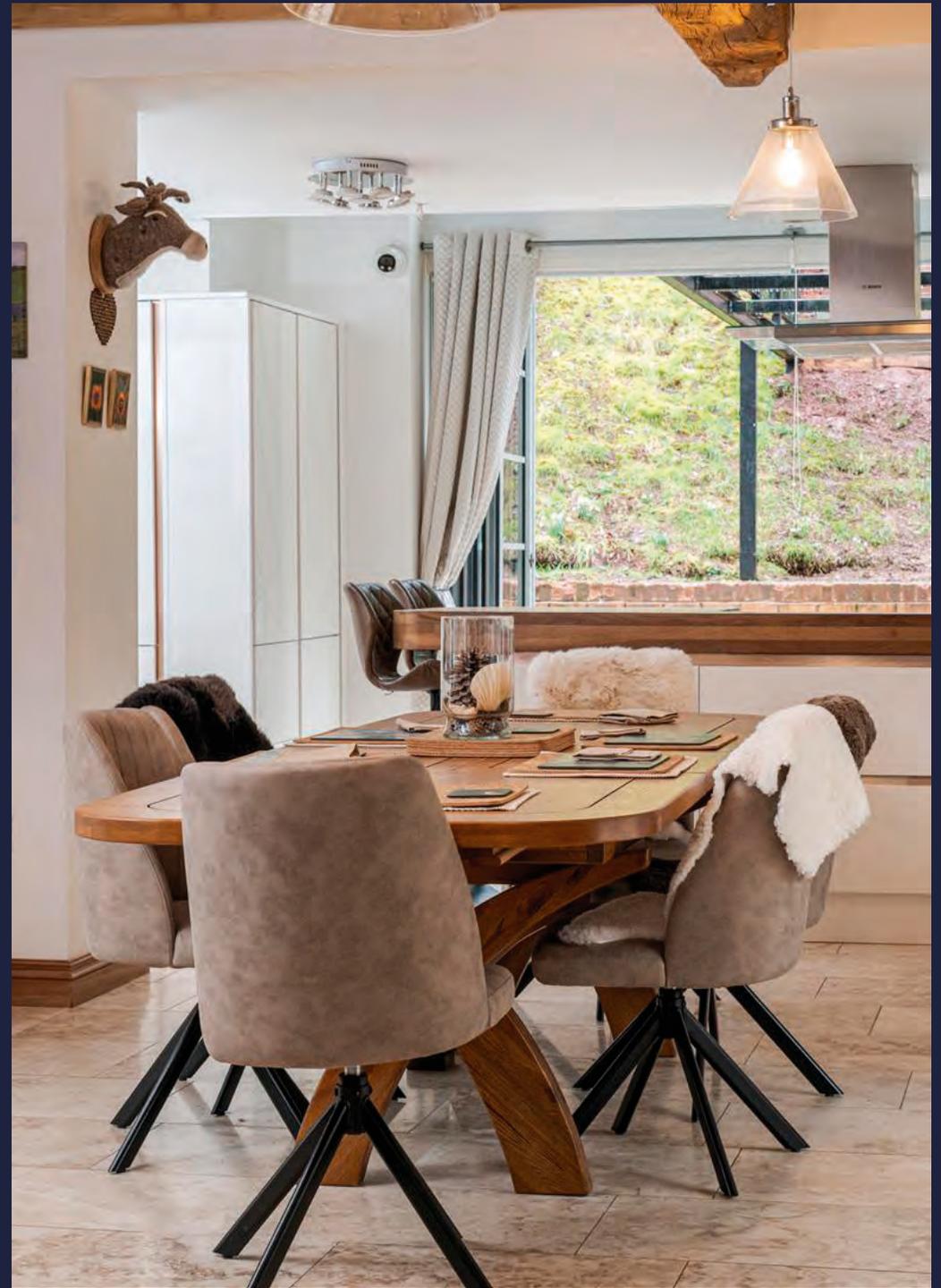
**Comprising a large open plan kitchen diner with character beams, a stunning oak staircase and dual-aspect doors allowing plenty of light, living room with feature fireplace and further snug for cosy evenings, the downstairs accommodation is versatile and ideal for families of all sizes. The utility with separate shower room is perfect for after countryside walks and afternoons out in the garden with a convenient separate entry point to the rear.**

Upstairs you will find the four bedrooms, all with impressive vaulted ceilings and en-suites, along with far reaching views on the neighbouring woodlands. There is an optional fifth bedroom above the office space.

A fabulous addition to this property is the two-storey linked space, currently used as an office with mezzanine/ fifth bedroom above and integral storeroom. This presents an opportunity for multi-generational living or use as a guest suite with hidden plumbing for its own bathroom and a further separate entrance.

Externally the high standard is maintained with traditional, hand made solid steel fencing to give that country estate feel and providing zoning for children or pets. The surrounding private woodland provides a haven for children to explore and enables prospective buyers to put their own stamp on the property to include the possibility of fencing for equine use. There are several terraced areas within the grounds where equine shelters could be placed.







## Approach

Approached via electric gated driveway surfaced with thick granite, marble patio to match internal flooring and doors through into the entrance hall.

## Entrance

With underfloor heated marble tiling, overhead beams and impressive oak staircase to the first floor. This space is open plan into the kitchen diner / family room with glazed double doors to let light flood into the snug and living room.

## Kitchen Diner / Family Room

*41'4" max 9'2" min x 14'5" max 10'5" min  
(12.6m max 2.8m min x 4.4m max 3.2m min)*

With dual-aspect doors to the front and rear, further window to the front and full width bi-folds to the end, providing a link to the possibility of inside or outside dining. There are underfloor heated marble tiles throughout, character beams overhead and fitted wall and base units with quartz worksurface over. Appliances include an under-slung sink and a half mixer and boiling water taps, an AGA 6/4 (6 gas burners, 4 ovens) a suspended extractor over, Neff integrated coffee machine, Neff integrated further oven / steamer, an integrated dishwasher & a plumbed in, semi-integrated American style fridge freezer.

## Snug

*11'9" x 14'1" (3.6m x 4.3m)*

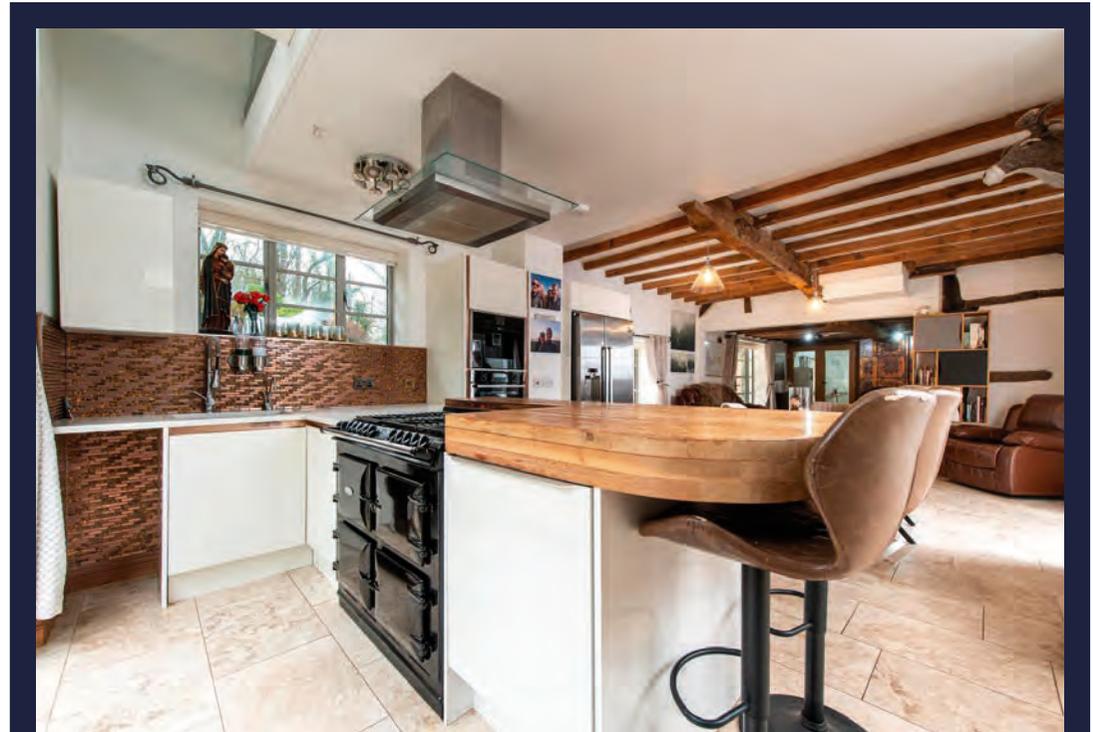
With doors to front, double-glazed window to side, marble tiling to floor with underfloor heating and character beams overhead.

## Living Room

*25'11" max x 10'5" max (7.9m max x 3.2m max)*

With two doors to rear, further doors and window to side, underfloor heated marble tiling to floor with and a feature remote controlled electric fireplace.

This is a large multi-purpose space, with light flooding in from multiple aspects and great views over the adjacent lake.



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**Utility** *7'6" x 13'5" (2.3m x 4.1m)*

With double-glazing window and door to rear, underfloor heated marble tiling to floor and fitted base units with quartz worksurface over and stylish tiled splashback. There is also a one and a half bowl stainless steel sink with drainage and mixer tap, space and plumbing for white goods and doors leading to:

**Shower Room**

With high mounted window to side for natural ventilation & light, Stainless Steel towel radiator and marble & limestone full tiling. There is a wall hung toilet, corner basin and corner shower with both a rain shower head, hand-held shower & a back-up electric shower.

**Office/ Guest Suite** *15'1" max x 18'0" max (4.6m max x 5.5m max)*

With bi-folds across the full width of the frontage with views toward the adjacent lake, marble underfloor heated tiling, a door leads through into the store room with hidden plumbing for a full a bathroom should the new owner wish and stairs to the mezzanine / 5th bedroom above, fantastic views are afforded by the large remote controlled Velux windows into your private woodland.

**Mezzanine**

With two Velux windows, American black walnut flooring and stylish glass banister.

**First Floor Landing**

With Velux skylight overhead, underfloor heated American black walnut flooring and doors leading to:

**Bedroom One** *10'9" x 17'4" (3.3m x 5.3m)*

With dual-aspect double-glazing windows to front making good use of views of the nearby lake and further windows to the side, remote controlled Velux overhead to provide an abundance of natural light, underfloor heated American black walnut flooring throughout and doors leading to luxurious 'His & Hers' en-suites.

**En-suite Bathroom**

With Velux window overhead, stainless steel towel radiator and tiling to floor and walls. There is a fitted vanity basin, wall hung toilet and P shaped bath with drench head shower over.

**En-suite Shower Room**

With Velux window overhead, stainless steel towel radiator and tiling to floor and walls. There is a fitted vanity basin, wall hung toilet and shower cubicle.

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## Bedroom Two

16'0" max 9'2" min x 14'1" max 7'2" min  
(4.9m max 2.8m min x 4.3m max 2.2m min)

With large double-glazed doors to front to maximise on the fabulous views and twin remote controlled Velux overhead, underfloor heated American black walnut flooring and character beams. Opening leads through into the en-suite.

### En-suite

With dual-aspect windows to side and rear, stainless steel towel radiator and limestone tiling to floor and walls. There is a wall hung corner vanity unit, toilet and bath with hand-held & rain showers.

## Bedroom Three

13'9" x 14'5" (4.2m x 4.4m)

With large double-glazed double doors to front to capitalize on far reaching views, inviting nature whilst in comfort, a double-glazed window to the rear and glazed door at the side leading to the mezzanine, the light really does flood in.

There are remote controlled dual-aspect Velux windows making the most of the position of the sun, underfloor heated American black walnut flooring and opening to en-suite

### En-suite

With stainless steel towel radiator, wall hung toilet, fitted marble & ceramic basin and claw-foot bath with shower over.

## Mezzanine

With Velux to rear, American black walnut wood flooring and glass viewing mezzanine, apex window and doors leading to a bridge into the garden.

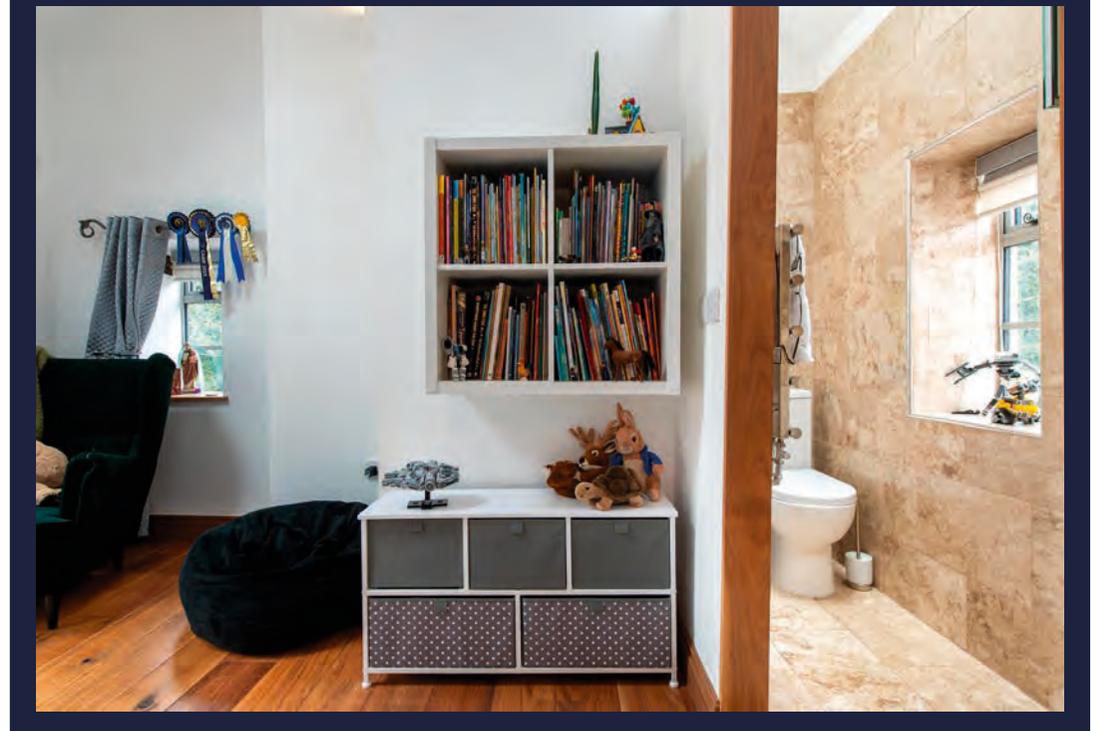
## Bedroom Four

10'9" max 7'2" min x 16'0" max 7'10" min  
(3.3 max 2.2 min x 4.9 max 2.4 min)

With double-glazing window to both sides, doors to front and a feature double height apex window to give an almost seamless link to the outside. A wonderful place to either star gaze or watch the wildlife within your private woodland. There are character beams overhead, underfloor heated American black walnut wood flooring throughout and door through to the en-suite.

### En-suite

With stainless steel towel radiator, tiling to floor and walls, fitted vanity basin, wall hung toilet and shower with hand held and drench head over.



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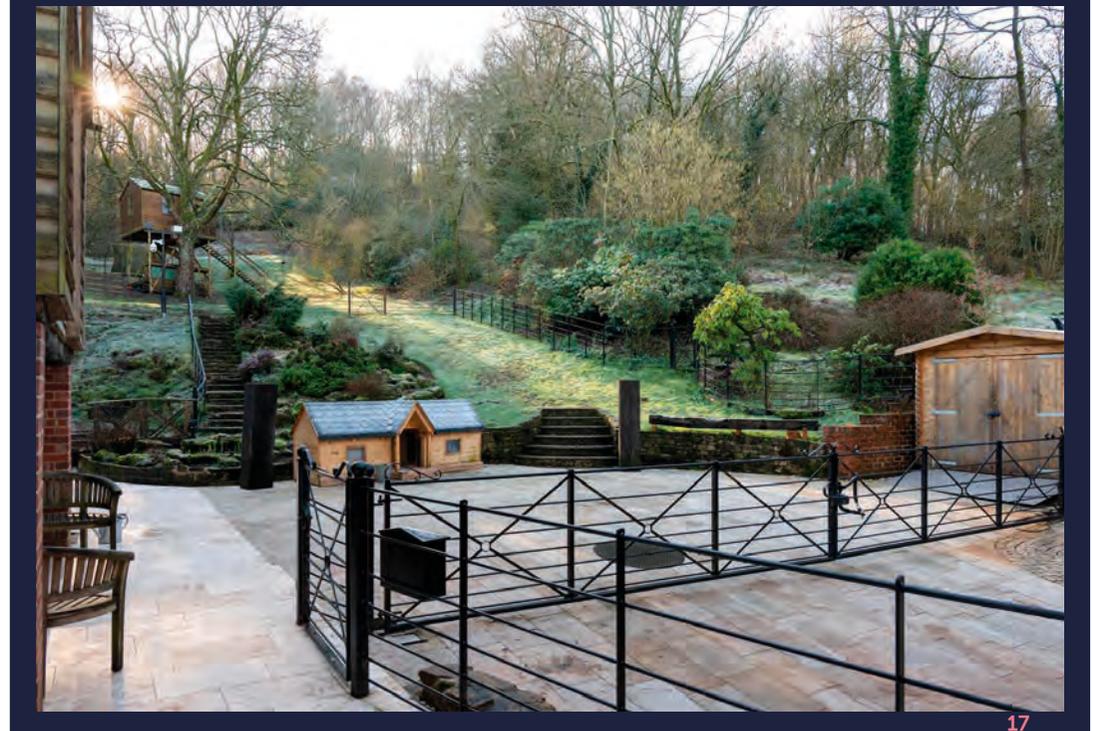
## Gardens

A fabulous multi use space with marble and granite patio areas, a rear outdoor dining space which is a naturally sheltered sun trap, the perfect spot for morning coffee or long lazy summer evenings, easily serviced by the kitchen with an almost seamless feel afforded by the same marble flooring inside and out. The front patio is an afternoon sun trap making the most of the micro-climate, a blessing of the valley which shelters the property. There are extensive lawns with potential as a paddock and woodland providing lots of space for children to play and explore or a natural source of wood for crafts or fire.

There are various outbuildings of either brick or wood construction, ideal for smaller vehicles, ride on mowers and general storage, a log store, along with two natural spring fed ornamental ponds and far-reaching views across the valley, of the neighbouring woodland and the National Trust Clent Hills. The grounds give direct access to foot paths and bridleways should you wish to explore further.

Hours of outdoor adventures are at your fingertips or just homely privacy as you wish.

**NOTE:** The vendors advise there is the possibility of taking over the leasing of further paddocks just a few metres away with stabling & direct access to bridle ways.



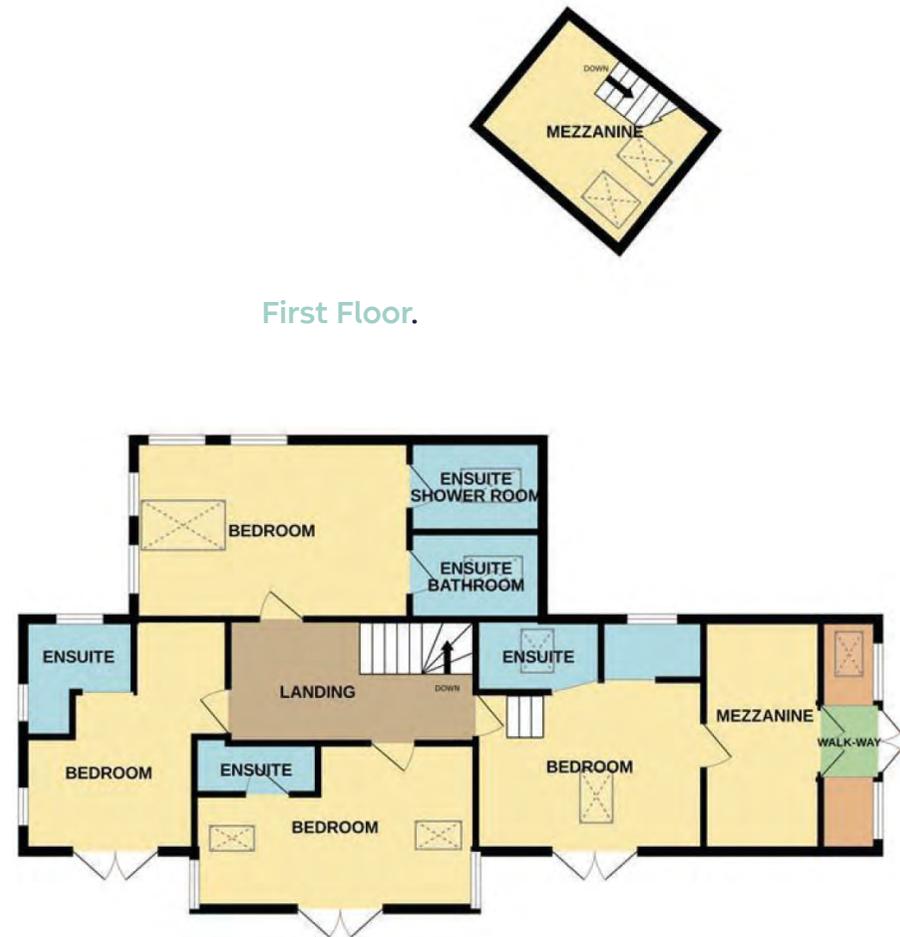








# Floorplans & EPC.



ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B	82   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Sunnybank,  
Clatterbach, Clent,  
Worcestershire DY9 9PG.

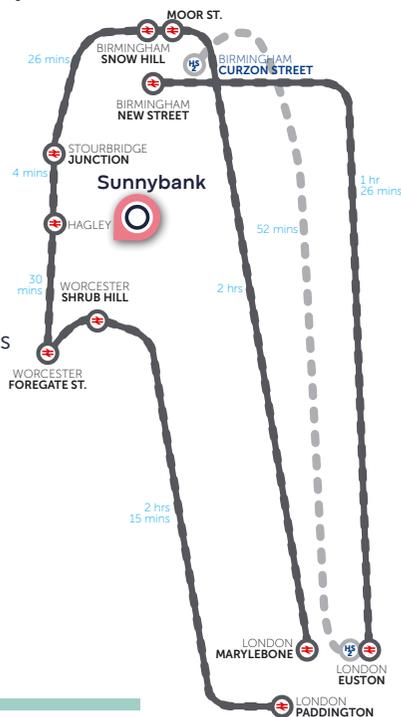
What3Words: ///regime.early.local

SUNNYBANK is situated on the outskirts of the highly sought-after village of Clent at the foot of the Clent Hills with far-reaching views of the beautiful Worcestershire countryside.

There is a wide choice of excellent schools at both primary and secondary levels nearby. Countryside walks and a variety of leisure pursuits are also on your doorstep.

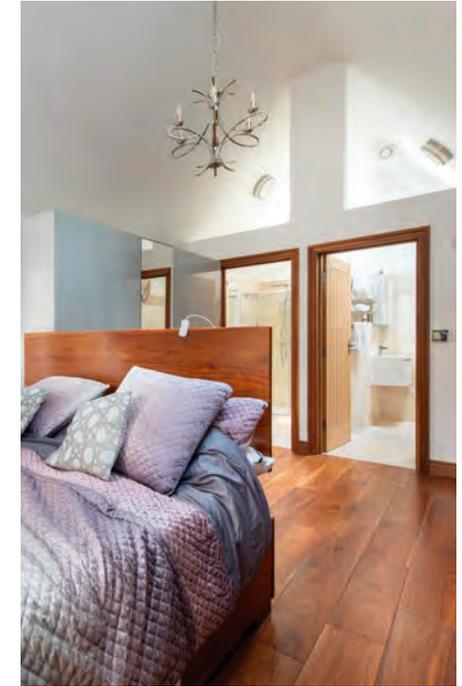
The property lies in a convenient location for train links to Worcester, Birmingham and beyond from both Stourbridge Junction and Hagley train stations.

The M5 junction 4 and the Midlands Motorway Network are also a short drive away.



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**COUNCIL TAX BAND:** G **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. We are advised the total square footage is 2529 (2678 including below 1.5 metres head height areas).

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

**MONEY LAUNDERING REGULATIONS:** In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

**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 £175 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 our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00. This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

View by appointment only with Grove Properties Group

Opening times:

Monday - Thursday 9:00am to 5:30pm

Friday 9:00am - 5:00pm



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