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Overhill Farm Kingsford Lane, Wolverley, DY11 5SB

Set within just over 10 acres of picturesque grounds, this detached four-bedroom family home offers an outstanding opportunity for those seeking a rural lifestyle with excellent equestrian facilities. Offered with no upward chain, the property is ready for its next owners to make it their own.

The spacious accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, sitting room, lobby and guest WC. To the first floor are four well proportioned bedrooms and a family bathroom.

Outside, the property truly comes into its own. The surrounding grounds extend to approximately 10 acres and include a stable block with eight stables, a hay store and extensive grazing land, making it ideal for horse owners or those looking to enjoy a countryside setting.

Located just a stone's throw from the sought after village of Kinver, this superb home combines rural tranquillity with convenient access to local amenities.

Early viewing is highly recommended to fully appreciate the potential, setting and exceptional equestrian facilities this unique property has to offer. Lex Allan Collection.

Approach

Tarmac drive allows access to the property off Kingsford Lane, mature front garden with steps leading to the property.

Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor.

Lounge

15'4" x 14'5" (4.68 x 4.40)

Double glazed bay window to front, gas fire with surround central heated radiator.

Dining Room

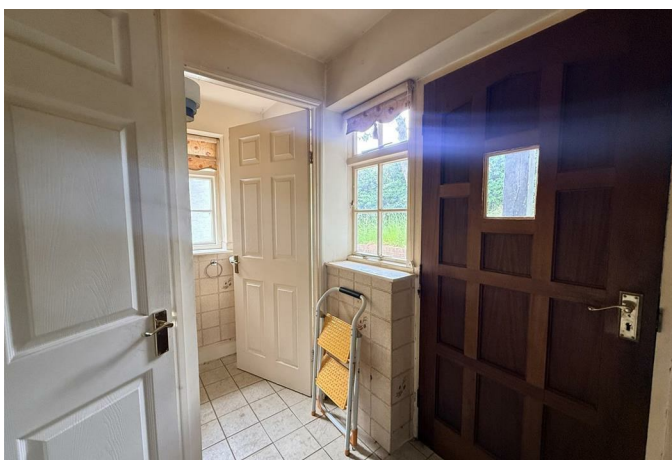
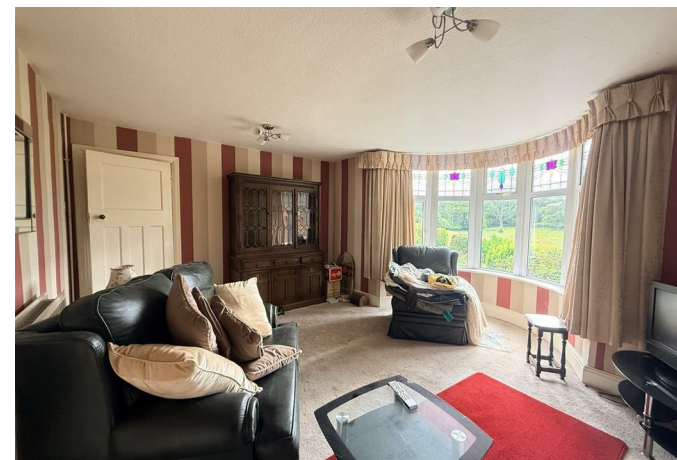
11'6" x 11'2" (3.52 x 3.41)

'Efel' fire bay window to side, tiled flooring through, opening to the kitchen.

Kitchen

14'0" x 11'11" (4.29 x 3.64)

Wall & base units, 'Aga' style oven, dual sink & drainer, two double glazed windows to side, tiled flooring, central heated radiator.



Sitting Room

12'1" x 10'10" (3.69 x 3.31)

fireplace with surround, double glazed window to front with two side to the side, central heated radiator.



Vestibule

Door off to w.c & access to garden, tiled flooring through.

W.C

Wash hand basin, w.c, tiled flooring.



Landing

Doors off to all first floor accommodation, central heated radiator.

Bedroom 1

12'0" x 11'1" (3.66 x 3.40)

Double glazed window to side, central heated radiator.

Bedroom 2

10'11" x 9'7" (3.33 x 2.93)

Fitted wardrobes, double glazed window to front & rear, central heated radiator.



Bedroom 3

12'0" x 10'10" (3.66 x 3.31)

Fitted wardrobes, double glazed window to front & two to the side, central heated radiator.



Bedroom 4

Currently used as a dressing room with ample fitted wardrobes, double glazed window to front.

Bathroom

Bath, shower, wash hand basin, large storage cupboard off, central heated radiator, double glazed window to rear.

Land Surrounding

10 Acres of grazing land surrounds the property with stabling for 8 horses with additional hay store.

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.



