



The Anchor, Dark Lane, Kinver, Stourbridge, DY7 6NR



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Summary...

Anchor Cottages forms part of a 17th century estate that boasts a riverside location with fantastic communal gardens and grounds all within a short distance to the sought-after Village of Kinver. Presenting a fabulous opportunity for those looking to downsize, an ideal investment opportunity and suitable second home for reoccurring visits; the property boasts an abundance of character and charm and must be viewed to appreciate what's on offer. To give prospective buyers an insight the property in brief comprises spacious and multi functional lounge diner with log burning stove and french doors leading to rear garden, recently refitted kitchen breakfast room with an array of in-built appliances, Granite worksurfaces and separate utility adding an essential sense of practicality. Continuing upstairs leads to three well proportioned bedrooms with en-suite shower room and modern fitted bathroom . The rear garden is thoughtfully laid-out and backs onto sandstone ridges allowing for a private aspect ideal for entertaining. Additional benefits include fabulous communal gardens mostly laid to lawn with private summerhouse for the sole use of the new owners and pretty front courtyard-style terrace providing additional outdoor seating. For those looking for a semi-rural retreat with calming countryside trails and the practicalities of a Village location this property could be just what you're looking for.



Front of The Property

To the front of the property beyond a dwarf wall and decorative wrought-iron railings leads to a pretty courtyard terrace seating area of block paving, patio and decorative chipping stones, apple tree, outside tap, lighting, sockets and storm porch with door leading to lounge diner.

Lounge Diner

22'3" x 13'5"

With a door leading from the front of the property, comfortable space for seating and dining, log burning stove, hearth and decorative mantle, engineered oak floor, space for dresser, door to kitchen breakfast room, double glazed french doors to rear garden, further double glazed bay window to front and a central heating radiator.

Kitchen Breakfast Room

13'5" x 13'5"

With a door leading from lounge diner, fitted with a range of high quality shaker-style woodgrain matching wall and base units, granite worksurfaces with matching upstands, one and a half ceramic sink and drainer, integrated oven with gas hob and stainless steel cooker hood over, dishwasher, pull-out spice drawer and corner carousel, feature beam, space for double American fridge freezer, breakfast table and dresser, plinth and under cupboard lighting, tiled floor, USB sockets, double glazed windows to front, further double glazed door to rear garden and a central heating radiator.

Utility

With a door leading from kitchen breakfast room, fitted with matching wall and base units with worksurfaces over, stainless steel and drainer, tiled splashback, plumbing for washing machine, tiled floor, wall mounted central heating boiler, airing clothes rail, extractor, double glazed window to rear and a central heating radiator.

Landing

With stairs leading from lounge diner, loft access with pull-down ladders leading to a partly boarded loft, doors to various rooms and a central heating radiator.

Bedroom One

13'5" x 9'6"

With doors leading from landing and en suite, built-in wardrobe and drawers, double glazed window to front and a central heating radiator.

En Suite

With a door leading from bedroom one, shower cubicle, WC, wash hand basin, part tiled walls, extractor, double glazed window to rear and a chrome central heating towel rail.

Bedroom Two

13'5" including wardrobe x 10'5"

With a door leading from landing, built-in wardrobes, double glazed window to front and a central heating radiator.

Bedroom Three

11'9" x 6'10" max

With a door leading from landing, built-in wardrobes, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from landing, corner jacuzzi-style bath with rainfall shower head over, shower rail, WC, wash hand basin set into vanity unit, extractor, tiled walls and floor, recessed spotlights, double glazed window to rear and a chrome central heated towel rail.

Garden

With double glazed doors leading from lounge diner and kitchen breakfast room to a patio seating area, decorative chipping stones, mature shrub borders, sandstone ridge, outdoor lighting, tap and sockets and garden shed.

Communal Grounds

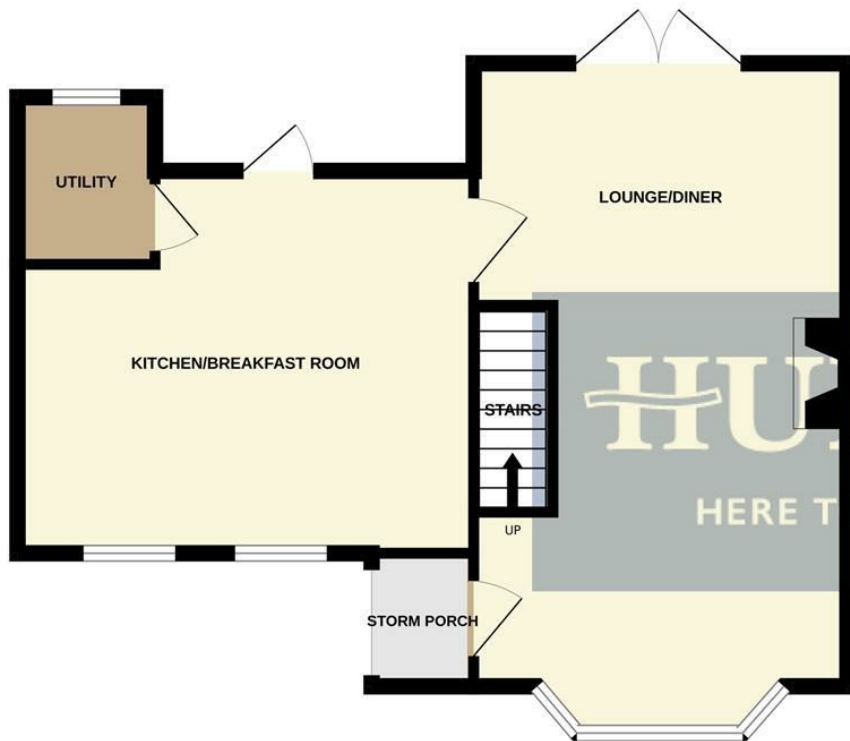
In addition to the property and private rear garden there are also communal gardens and grounds for all residents which is mostly laid to lawn with the River Stour running adjacent, elevated summerhouse for the sole use of the new owners with double glazed french doors leading to a decked seating area, log store and a variety of fruit trees.

Additional Information

The heating is LPG and on main drainage. There is an annual fee of approximately £700 for the maintenance of the communal grounds. The property comes with two car parking spaces with an additional visitor space.



GROUND FLOOR

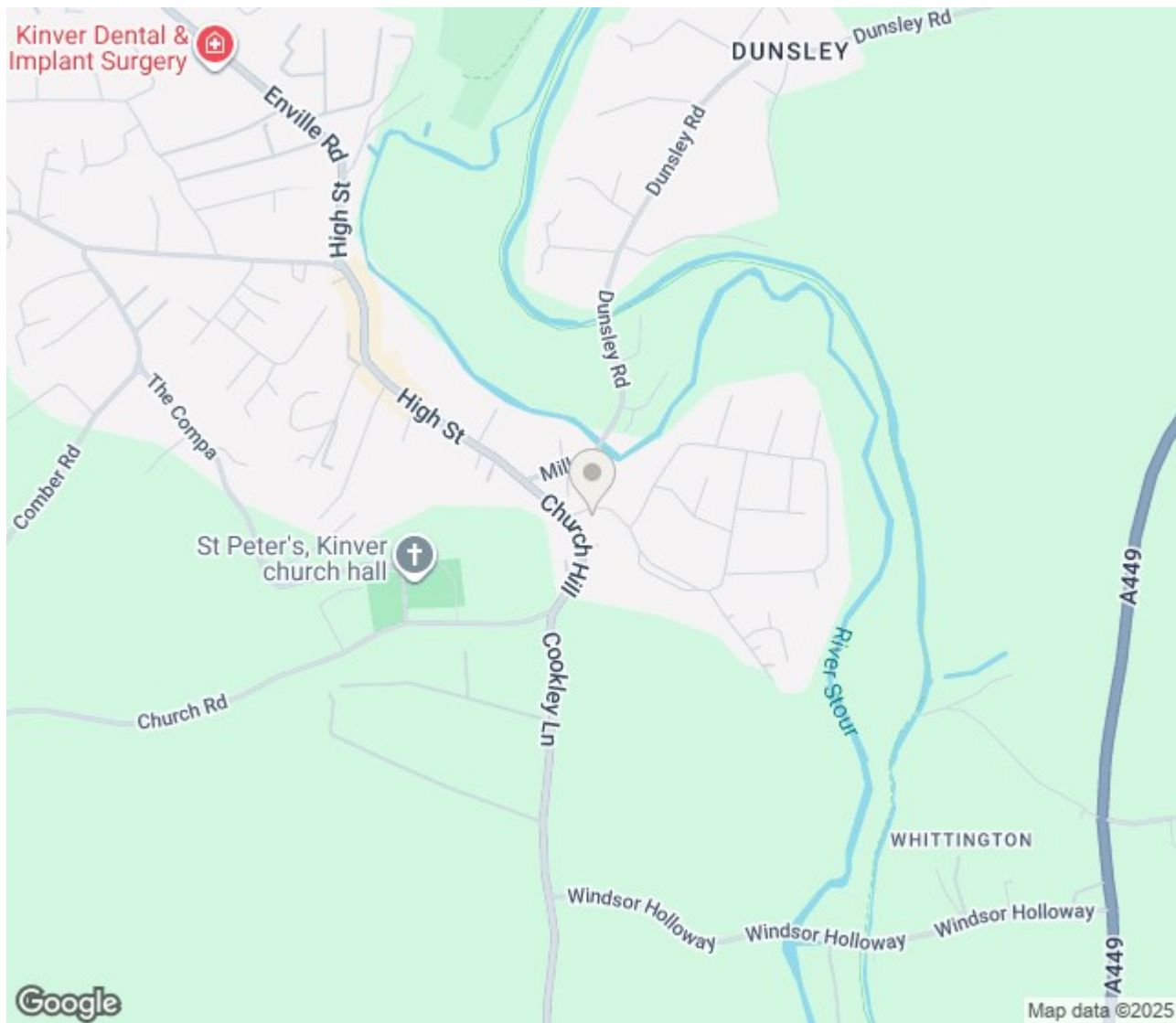


1ST FLOOR



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.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

| | Current | 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 | |

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