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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.



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 £30 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.



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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 4.00pm.

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