



The Pig Sty, Dunsley Manor Farm Barns, Kinver, DY7 6LX



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EXCLUSIVE

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Summary...

A wonderful and rare example of a unique and versatile two bedroom barn conversion amongst this secluded gated development a stones throw from the sought-after Village of Kinver. Occupying a private end position with impressive gardens and stunning views across open fields; the property boasts flexible and versatile living well-suited to those looking to downsize and briefly comprises: welcoming reception hall, ground floor bedroom with en suite, lobby providing access to guest WC, open plan kitchen diner, separate utility and impressive lounge with inglenook exposed chimney breast, log burning stove and vaulted ceiling completing the ground floor. Continuing upstairs leads to the remaining bedroom with walk-in dressing room and en suite. Outside the property allows ample allocated parking, useful outside store with light and power, wild garden with sheds and additional lawn area. Offering excellent access into the nearby Village with a whole host of amenities; the property also benefits from beautiful walks across South Staffordshires countryside, canal network and Kinver Edge as well as links to Stourbridge, Wolverley and Kidderminster market Town. Viewings are highly recommended to appreciate what this delightful property has to offer and an opportunity not to be missed.



Front of the Property

Set behind electric double gates, to the front of the property is a chipping stone driveway allowing ample allocated parking and gated access leading to side garden.

Reception Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, useful storage cupboard, wall panelling, flagstone tiled floor, feature beams, recessed spotlights and a central heating radiator.

Bedroom Two

14'5" x 13'5"

With doors leading from reception hall and en suite, feature beams, recessed spotlights, double glazed windows to front and rear and a central heating radiator.

Lobby

With doors to various rooms and double glazed doors leading from the front of the property, loft access, wall panelling, flagstone tiled floor and a central heating radiator.

Guest WC

With a door leading from lobby, WC, wash hand basin, extractor, wall panelling and flagstone tiled floor.

Kitchen Diner

17'8" x 10'2"

With doors to various rooms, fitted with a range of matching wall and base units with worksurfaces over, one and a half sink and drainer, space for Rangemaster-style cooker with stainless steel cooker hood over, integrated fridge, dishwasher, space for dining table, vaulted ceiling, recessed spotlights, flagstone tiled floor, double glazed window and door to front and a central heating radiator.

Utility

With a door leading from kitchen diner, wall units with worksurfaces underneath, plumbing for washing machine, space for tumble dryer and freezer, flagstone tiled floor and extractor.

Lounge

19'8" x 13'1"

With double doors leading from kitchen diner, feature inglenook exposed brick chimney breast housing wood burning stove, decorative beam, space for seating, vaulted ceiling, wall lights, feature beams, double glazed french doors leading to the front of the property and a central heating radiator.

Bedroom One

13'5" x 13'1"

With doors leading from landing, walk-in dressing room and en suite, vaulted ceiling, feature beams, loft space, double glazed window to rear, feature double glazed window to front, skylight and a central heating radiator.

En Suite

With a door leading from bedroom, corner shower, bath, WC, wash hand basin, tiled floor and walls, extractor, double glazed window to side and a central heating radiator.

Garden

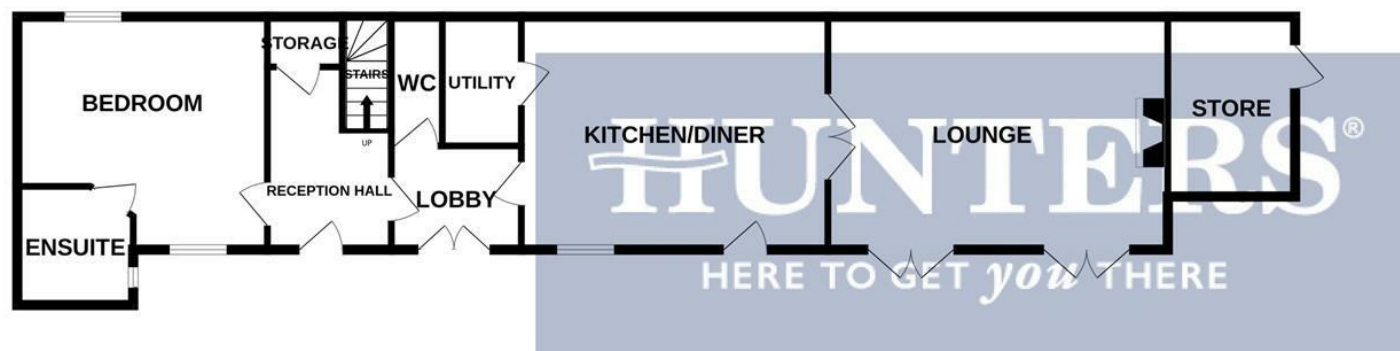
With gated side access leading from the front of the property, useful multi-functional outside store with light and power, outside power point, patio seating area, mature shrubs, lawn area, wild garden, partly walled and two garden sheds.

Agents Note

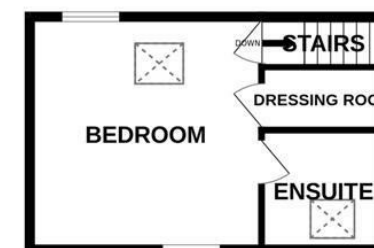
A management company which is jointly owned by the four residents of Dunsley Manor Farm Barns was set up for the ownership of the parking and gated entrance. There is small cost of approximately £95 payable per property for the insurance. Any further works that need to be done would be split evenly between the four properties.



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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331 | stourbridge@hunters.com

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