



The Coach House, Hillfields Farm, Shatterford Lane, Wolverley, DY11 5TG



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Summary...

A unique and characterful four bedroom barn conversion with stunning rural views across adjacent valley. Benefitting from a large gravelled driveway and detached double garage; the property has a beautifully manicured walled-front garden, rear courtyard and internally briefly comprises; welcoming reception hall complete with quarry tiled floor and decorative beams, spacious lounge with feature fire place and stairs leading to mezzanine seating area, separate formal dining room, country-style kitchen breakfast room and utility and guest WC adding an essential sense of practicality. Continuing upstairs off a bright and airy landing leads to master bedroom with vaulted ceiling, exposed brick and en suite shower room, further guest bedroom with built-in wardrobes and remaining single bedrooms/ home office and family bathroom. 'The Coach House' is located down the road from sought-after private School Heathfield Knoll and is well positioned to nearby amenities in Wolverley, Stourbridge and Kidderminster market Town. This lovely property must be viewed to appreciate what's on offer and is well suited to downsizers, families, buyers alike and is offered with NO UPWARD CHAIN.



Front of The Property

Positioned beyond a walled front leads to a large gravelled driveway providing ample off road parking, detached double garage and gates leading to manicured foregarden mostly laid to lawn with mature shrub borders, outside light and double glazed doors leading to reception hall and lounge.

Reception Hall

16'4" x 8'6"

With double glazed door and windows leading from the front of the property, stairs to first floor landing with storage space underneath, doors to various rooms, space for dresser, quarry tiled floor, feature beams and a central heating radiator.

Lounge

17'4" x 11'5"

With a door leading from kitchen breakfast room, feature fire place with gas fire, space for seating, stairs to mezzanine seating area with vaulted ceiling, exposed brick and beams, wall lights, double glazed arch windows to rear and front with double glazed door and a central heating radiator.

Mezzanine Seating Area

13'9" x 11'5"

With stairs leading from lounge, space for seating, feature beams and exposed brick, double glazed arch window to front with stunning rural views and a central heating radiator.

Kitchen Breakfast Room

15'8" x 10'9"

With doors to various rooms, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, integrated oven and grill, separate induction hob with cooker hood over, fridge freezer, dishwasher, space for breakfast table, quarry tiled floor, recessed spotlights, feature beams, double glazed windows to front and a central heating radiator.

Dining Room

16'4" x 11'9"

With a door leading from reception hall, space for large dining table, wall lights, beams, wooden floor, double glazed windows to front and rear and a central heating radiator.

WC

With a door leading from reception hall, WC, wash hand basin, quarry tiled floor, tiled walls, recessed spotlights, double glazed window to rear and a column central heating towel rail.

Utility

With a door leading from kitchen breakfast room, matching wall and base units, worksurfaces with tiled splashback, one and a half sink and drainer, plumbing for washing

machine, space for tumble dryer, housed wall mounted central heating boiler, quarry tiled floor, recessed spotlights and double glazed window to rear.

Landing

With stairs leading from reception hall, doors to various rooms, feature beams, doors to various rooms, double glazed window to rear and a central heating radiator.

Master Bedroom

11'9" x 10'5"

With doors leading from landing and en suite, feature beams, vaulted ceiling, exposed brickwork, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from master bedroom, corner shower, WC, wash hand basin, bidet, built-in storage, tiled floor and walls, recessed spotlights, feature beams, vaulted ceiling, double glazed window to front and a column central heating towel rail.

Bedroom Two

13'9" into wardrobe x 7'6"

With a door leading from landing, built-in wardrobes, vaulted ceiling, wall lights, feature beams, exposed brickwork, double glazed windows to front and a central heating radiator.

Bedroom Three

9'10" x 8'6" max

With a door leading from landing, built-in desk and wardrobe, wooden floor, wall lights, vaulted ceiling, feature beams, double glazed window to rear and a central heating radiator.

Bedroom Four

8'6" x 5'6"

With a door leading from landing, wooden floor, feature beams, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from landing, bath with waterfall shower head and separate shower attachment, shower screen, WC, wash hand basin, tiled floor and walls, vaulted ceiling, recessed spotlights, decorative beams, double glazed window to rear and a column central heating towel rail.

Courtyard

With a door leading from reception hall, patio seating, light and power.

Detached Double Garage

18'4" x 17'8"

With double doors to front, further door to side, window to rear, useful storage space, light and power.



GROUND FLOOR

1ST FLOOR



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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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