



The Sty, Dunsley Hall Farm Barns, Dunsley Road,
Stourbridge DY7 6LU

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EXCLUSIVE



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Located within an idyllic location in Kinver, is this beautiful four bedroom barn conversion with desirable far reaching field views. With a private driveway leading up to the barns, upon approach this home boasts a driveway leading to garage store, lawn to side and patio to the front door opening to a welcoming reception hall, lounge with feature fireplace, modern fitted kitchen dining room with double glazed french doors to the rear garden, separate utility, cloakroom and home office/gym. With three double bedrooms and a master with en suite shower room, the first floor is complete along with a vaulted ceiling house bathroom. To the rear is a private garden with patio and lawn beyond, the front has garage store. This home lends itself perfectly to those wanting luxury living with a semi-rural lifestyle whilst being close enough to amenities for convenience.





Front Of The Property

With a driveway, lawn and shrub borders, outside tap, power points and lighting.

Reception Hall

With a double glazed door to front, stairs to the first floor landing, built in storage cupboard and doors to rooms.

Home Office/Gym

12'6" x 8'3"

With a door from the reception hall, recessed spotlights, tiled floor and a central heating radiator.

Cloakroom

With a door from the reception hall, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, recessed spotlights, extractor fan, under stairs storage cupboard and a chrome heated towel rail.



Lounge

19'0" x 15'5"

With a door from the reception hall, feature gas fire with brick built surround, wooden mantle, double doors to kitchen diner, double glazed window to front, recessed spotlights and a central heating radiator.

Kitchen Dining Room

12'5" x 31'4"

With a door from the reception hall and a door to utility, fitted with modern wall and base units, Quartz work surfaces with matching splashback, Belfast sink, space for range cooker, extractor fan, space for fridge freezer, integrated dishwasher, island, double glazed French doors to rear, recessed spotlights, double glazed window to rear, further double glazed doors to rear, tiled floor and two central heating radiators.

Utility

6'6" x 6'6"

With a door from the kitchen, fitted wall and base units, stainless steel sink, plumbing for washing machine, space for tumble dryer, extractor fan, tiled floor and a central heating radiator.



Landing

With stairs from the reception hall, skylight window, vaulted ceiling, double glazed window to rear and a central heating radiator.

Master Bedroom

10'6" x 14'5"

With a door from the landing and door to the en suite, fitted wardrobes and chest of drawers, eaves storage, skylight window to front and a central heating radiator.

En Suite

With a door from the master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, skylight window to front and a chrome heated towel rail.

Bedroom Two

10'7" x 10'11"

With a door from the landing, built in wardrobes, vaulted ceiling, skylight window to rear and a central heating radiator.

Bedroom Three

14'8" x 8'8"

With a door from the landing, built in wardrobes, vaulted ceiling, skylight window to front and a central heating radiator.

Bedroom Four

11'1" x 9'3"

With a door from the landing, built in wardrobes, eaves storage, skylight window to front and a central heating radiator.



Bathroom

With a door from the landing, bath with shower over, fitted glass shower screen, WC, wash hand basin set into vanity unit, vaulted ceiling, part tiled walls, tiled floor, skylight window to front, extractor fan and a chrome heated towel rail.

Garden

With access from the kitchen to a patio, outdoor lighting and tap, lawn beyond with open field views to rear.

Garage Store

11 x 9

With double doors to front.

Agents Note

Dunsley Hall Farm Barns are on mains gas, electric and water, with a shared drainage on septic tanks. Approximately £500 service charge is paid per annum.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.



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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	75	
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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