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Dunsley Manor, 48 Dunsley Road, Kinver, Stourbridge,  
Staffordshire, DY7 6LX



Dunsley Manor originally formed part of the Dunsley Hall Estate with its initial 18th incarnation being the Estate Managers House. The house has been extended and improved over the years with additions unfolding the 19th and 20th centuries. It has been the family home of the current owners for the last 40 years and its sale represents an outstanding opportunity to buy a 'slice of Kinver history'. Although not listed Dunsley Manor is recognized in The Staffordshire Historic Environment Report (H.E.R) and as such its availability to market represents quite possibly the most important historic house sale opportunity in Kinver in the last 20 years.

The house boasts four impressive reception rooms, a study, a delightful family kitchen, 4/5 bedrooms, 2 dressing rooms and four bathrooms. Being discreetly set in circa 1.5 acres of well maintained formal gardens with an all weather tennis court and detached double garage with annex/gym/home office over. Outstanding period features abound from feature fireplaces to exceptional joinery and ornate plasterwork. Whilst impressive in size the house is intimate in character and represents an unrivalled opportunity for its next custodian.

#### Approach

Electric gates open into a tarmac and fine gravel drive, which sweeps majestically to substantial parking to the side and front of the main house for a number of cars along with access to gardens and gate into an outdoor utility area.

#### Pillared Portico

With feature columns, paved entrance and beds with raised stone boarders

#### Entrance Hall

Imposing period Oak door to front, arch topped windows, glass fronted china cabinets, and central heating radiator

#### Study

13'9" x 12'5" min 13'5" max

Window to front, central heating radiator, coving and feature cast iron fireplace

#### Drawing Room

13'9" x 19'0"

Bay window overlooking courtyard garden, open fireplace with marble surround, coving and central heating radiator

#### Cloak Room

Window to front, period w.c., wall inset feature antique wash hand basin

#### Panelled Formal Dining Room

20'4" x 13'9"

Window to side, feature open fireplace with York stone surround, Oak wall panels, coving and central heating radiator





### Charming Sitting Room

20'4" x 13'9"

Windows to dual aspects, central heating radiator, coving and feature fireplace with gas fired log burner

### Morning Room

13'5" x 15'5" min 19'4" max

Window to rear, feature fireplace housing duel fuel log burner, coving and central heating radiator

### Inner Lobby

Tiled flooring, central heating radiator, steps down to side door to garden and window overlooking courtyard.

### Utility

Window to rear, base units with work surface over incorporating sink, space and plumbing for washing machine, tiled floor and splash backs, recess for tumble dryer

### Magnificent Family Kitchen

25'7" x 11'5" min 14'9" max

Window to rear and side, range of hand painted wall and base units with granite work surface over incorporating sink with mixer tap, five oven gas fired Aga, two extractor hoods, oven, tiled floor, electric hob, cupboards off housing boiler and pantry, integrated dishwasher, central heating radiator and door to courtyard

### Firs Floor Landing

Stained glass feature skylight, central heating radiator, window, linen cupboard off, further airing cupboard, and doors radiating off to:

### Master Bedroom

19'4" x 11'9" min 13'9" max

Central heating radiator, window to rear, built in wardrobes, feature fireplace, and cupboard off, door into:

### Dressing Room/En Suite/Bathroom combined

His and hers wash hand basin with mixer taps and storage below, built in wardrobes, central heating radiator, bath with mixer tap, window to front, shower, w.c., and tiled splash backs

### Bedroom Two

18'4" x 13'5" min 14'1" max

Window to side, central heating radiator, cupboard off, and feature fireplace

### Dressing Room (on two levels)

15'8" x 8'10" overall

Window to rear, central heating radiator, and access to loft space, door into:

### En Suite

Bath with mixer tap, shower, low level w.c., central heating radiator, wash hand basin with mixer tap and storage below, and partly tiled walls





### Bedroom Three (central rear)

14' 1" x 14' 1"

Window to rear, and central heating radiator

### Bedroom Four (side and front)

10' 9" x 10' 2" min 11' 9" max

Window to rear, central heating radiator, and door into:

### En Suite

Heated towel rail, w,c, wash hand basin with mixer tap, shower, tiled splash backs, and extractor fan

### Dressing Room/Potential Bedroom 5

6' 10" x 14' 1"

Window to side, built in wardrobes

### Luxury House Bathroom

Spa bath with mixer tap and shower over, window to front, wash hand basin with mixer tap, w,c, tiled splash backs, heated towel rail and access to loft space

### Loft Space (scope to incorporated into living space)

Accessed off fixed stair case. Split into two sections, built in cupboards and window

### Oversized Garage

12' 1" min 20' 11" max x 28' 2"

Electric up and over door, window to side, gardeners w,c off, external staircase to side leads to:

### Annex/Gym/Home Office

18' 8" x 16' 4" approximatly

Skylights, tiled floor, base units with worksurface over, underfloor heating door into:

### Shower Room

Low level w,c, cupboard off, wash hand basin with mixer tap and storage, heated towel rail, skylight, shower, extractor fan, and tiled floor

### Formal Fore Garden

Sculpted lawn areas, paved patio, bedding inserts and borders, mature trees and shrubs

### Tennis Court

Tarmacadam surface with fencing enclosure.

### Gardens

There is ample space to incorporate a swimming pool, croquet lawn and the current tennis court is discreetly tucked away (may benefit from some top surface restoration). The court yard garden offers a delightfully private enclosed alfresco entertaining space being partly paved with a lawn area, pond with water feature and double hardwood gates opening to the extensive utility lawn. There is a gated stepped entrance to a multi chambered wine cellar (formally used by the previous owner who imported and distributed fine wine from The Continent).





**Location**

Kinver village has long been the destination of choice for those wanting to enjoy living in a semi rural location and yet with the benefits of easily reached local amenities. The village offers schools suiting all age ranges as well as shops and eateries and lies adjacent to the National Trust owned Kinver Edge. An ideal location for easy commuting, the commercial centres of the Black Country and North Worcestershire are easily to hand and the surrounding countryside extends for many miles, suiting dog walkers and happy hackers alike.

**Tenure**

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**

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

**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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.

**Council Tax Band H**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Class	Score	Class	Score
Very energy efficient - near-zero carbon		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A+) (A)		(B+) (B)	
(B) (C)		(C) (D)	
(D) (E)	56	(E) (F)	
(F) (G)		(G)	
Not energy efficient - high energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	









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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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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