



Sunnybank, 32 Moorhall Lane, Stourport-on-Severn, Worcestershire

**G HERBERT
BANKS**

EST. 1898

Sunnybank
32 Moorhall Lane
Stourport-on-Severn
Worcestershire
DY13 8RB

A character 1920s detached family home with outstanding views.

Lovely private tucked away position yet a short walk from the town centre.

Porch, Reception Hall, Lounge, Dining Room, Study, Kitchen, W.C.

3 Double Bedrooms, Family Bathroom.

In all about 1708 sq.ft.

Parking, Elevated Deck, Lawned Gardens and Summer House.

Situation

A most surprising elevated setting with a fabulous southerly aspect over the riverside park and River Severn. One of the great advantages is a short stroll to Stourport town centre with its extensive range of amenities. These include both junior and senior schools, Tesco and Lidl supermarkets, a range of independent shops, cafes, bars and restaurants, the iconic canal basin and some fine walks.

The major Wyre Forest town of Kidderminster is a short drive away with its rail connections to Worcester, Birmingham and London. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. Birmingham is just over 20 miles distant.

The property is well placed for the highly desirable riverside town of Bewdley and lying just outside Bewdley is the beautiful Wyre Forest.

Description

A most interesting and appealing 1920s home which has retained some fine original features. These include stained glass windows in the porch/hall, some high ceilings, ceiling cornices, picture rails and an attractive staircase. The spacious accommodation has some replacement double glazed windows with stained glass detail.

An entrance porch leads to the good-size central reception hall with useful understairs cupboard. Lying off this are the 2 principal reception rooms, both of which enjoy striking views. The lounge has an imposing marble period fireplace with woodburning stove. Both the lounge and separate dining room have bay windows to the front.



As a real bonus there is a most useful panelled study/potential 4th bedroom if required. It includes some storage and prominent brick fireplace with substantial mirror over. Adjacent to the study is the spacious breakfast kitchen with a range of cupboards, 5 ring gas hob, electric double oven, gas fired boiler and quarry tiled floor. Small porch with W.C off.

The first floor provides 3 double bedrooms and a family bathroom.

The Approach

The property has a right of access over a long narrow partially walled lane. This leads to the concrete and gravel driveway to the house with further concrete parking.

This additional area provides scope for a garage, subject to any appropriate consents.

Outside

Fronting the house and encompassing the marvellous views, is a full width timber deck with balustrading and adjoining decked paths. What a lovely entertaining area for family and guests. Below this is a 2 tiered lawned garden and further lawn with raised compost bins.

GENERAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Local Authority

Wyre Forest District Council Tel: 01562 732928

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

www.gov.uk/find-energy-certificate.

The EPC was carried out in March 2024 with a rating 58/D; potential 84/B.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

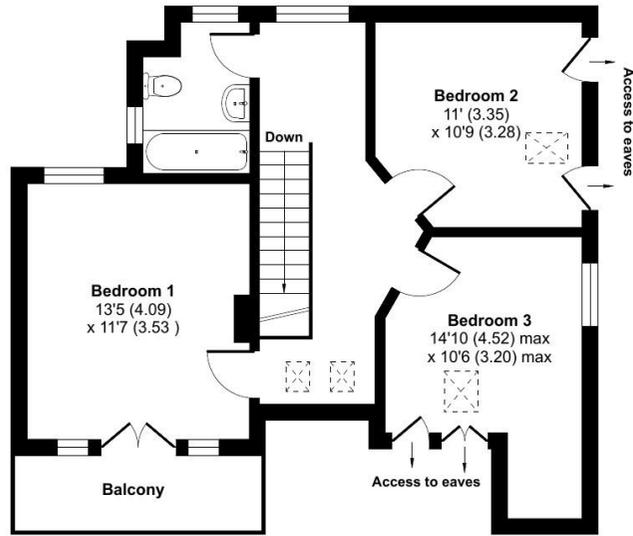
Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

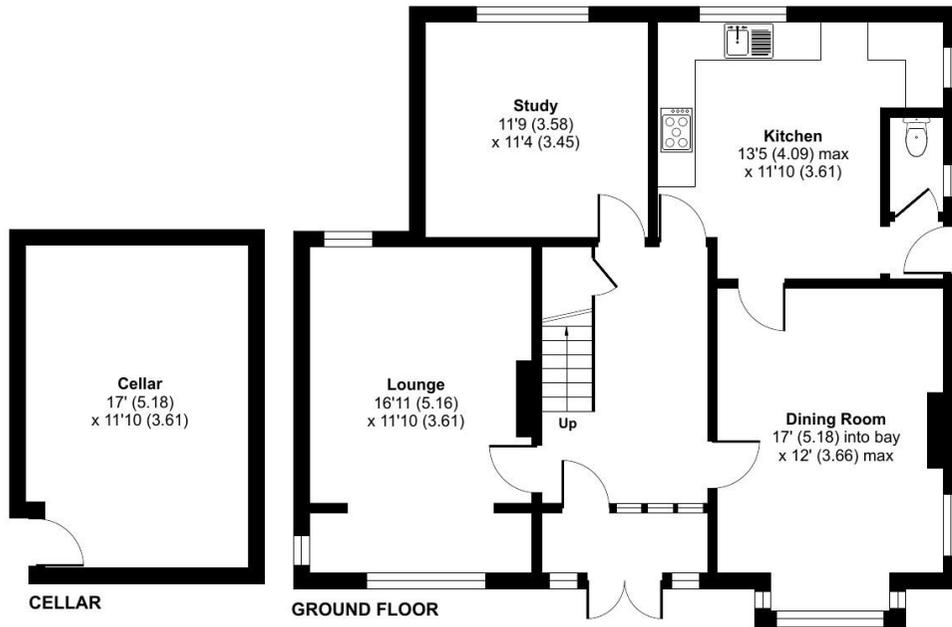
From the centre of Stourport, proceed down New Street passing the Civic Centre on your left-hand side. At the end of New Street turn right into Moorhall Lane and then immediately left into the drive of number 28 as identified by the agents for sale board. Please be advised this is a tight access.

Approximate Area = 1708 sq ft / 158.6 sq m

For identification only - Not to scale



FIRST FLOOR



CELLAR

GROUND FLOOR



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