



Old Mill Cottage, 161 Whittington, Kinver  
Stourbridge, South Staffordshire DY7 6NT.

**LexAllan**  
*Collection*

Lex Allan Collection are proud to present Old Mill Cottage.

Nestled in an idyllic and highly sought-after setting, Old Mill Cottage is a truly enchanting five bedroom detached home brimming with character, charm, and original period features. Beautifully positioned between the tranquil River Stour and the historic canal, the property enjoys a rare and picturesque backdrop, offering a peaceful lifestyle surrounded by nature.

This unique cottage seamlessly blends traditional charm with generous living space, providing versatile accommodation ideal for families or those seeking a countryside retreat. Original features such as exposed beams, feature fireplaces, and rustic detailing enhance the warm and inviting atmosphere throughout.

Set within substantial grounds, the property benefits from an extensive area of land, including a delightful woodland section and orchard with abundance of fruit trees, perfect for outdoor pursuits, entertaining, or simply enjoying the natural surroundings with fishing rights on the river. The outdoor space offers exceptional privacy and potential for further development (subject to the necessary permissions).

In addition to the main residence, Old Mill Cottage includes a large garage, a substantial outbuilding, and a convenient car port.

Offering a rare opportunity to acquire a home of such charm and setting, Old Mill Cottage combines rural tranquility with convenient access to nearby amenities, with Kinver High Street just a short walk away, making it a truly special place to call home.



#### Hallway

12'5" x 14'9"

Double glazed window to front, feature fireplace, tiled floor, exposed beams and central heating radiator.

#### Lounge

26'6" x 14'5"

Double glazed windows, feature fireplace, exposed beams and central heating radiators.

#### Study

9'2" (max) x 13'5"

Double glazed windows, central heating radiator and exposed beams.

#### Converted Cellar

11'1" x 14'1"

Double glazed windows and central heating radiator.



**Dining Room**  
9'6" x 12'1"

Double glazed window to front, central heating radiator, exposed beams and tiled floor.

**Kitchen**  
15'5" x 11'1"

Double glazed windows overlooking the canal and garden, range of wall and base units with work surface over incorporating sink, aga, tiled floor and splash backs, integrated dishwasher and exposed beams.

**Utility**  
Double glazed window, base units with work surface over, space and plumbing for washing machine and exposed beams.

**Rear Porch**  
Stable door, double glazed window, tile floor and exposed beams.

**Landing**  
Exposed beams, skylights and housing immersion tank.

**Bedroom One**  
14'9" max x 14'1" max

Double glazed windows, built in wardrobes, central heating radiator and exposed beams.

**Walk-in wardrobe**  
Double glazed windows, built in wardrobes and dresser and central heating radiator.

**House Bathroom**  
Heated towel rail, bath with mixer tap, WC, double glazed window, wash hand basin, shower, tile floor and splash backs, exposed beams and access to loft.

**Bedroom Two**  
13'1" x 11'1"  
Double glazed windows, central heating radiator, feature fireplace, built in wardrobe and dresser and exposed beams.

**Bedroom Three**  
12'1" x 9'2"  
Double glazed window overlooking canal, central heating radiator and exposed beams.

**Bedroom Four**  
6'2" x 12'5"  
Double glazed window, central heating radiator and exposed beams.

**Bedroom Five**  
8'2" min 14'1" max x 11'5"  
Double glazed window overlooking canal, door onto balcony, central heating radiator and access to loft space.

**En Suite**  
Heated towel rail, WC, double glazed window, wash hand basin, shower, tile floor and splash backs and extractor fan.

**Scullery**  
9'10" x 10'2"  
Windows, log burner, base units with work surface and incorporating sink, space and plumbing for washing machine.



## Garage

18' 4" x 16' 4"

Main garage door to front, window to side, log store, outhouses and coal bunker attached.

## Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase. 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

## 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 £300 inc VAT 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.

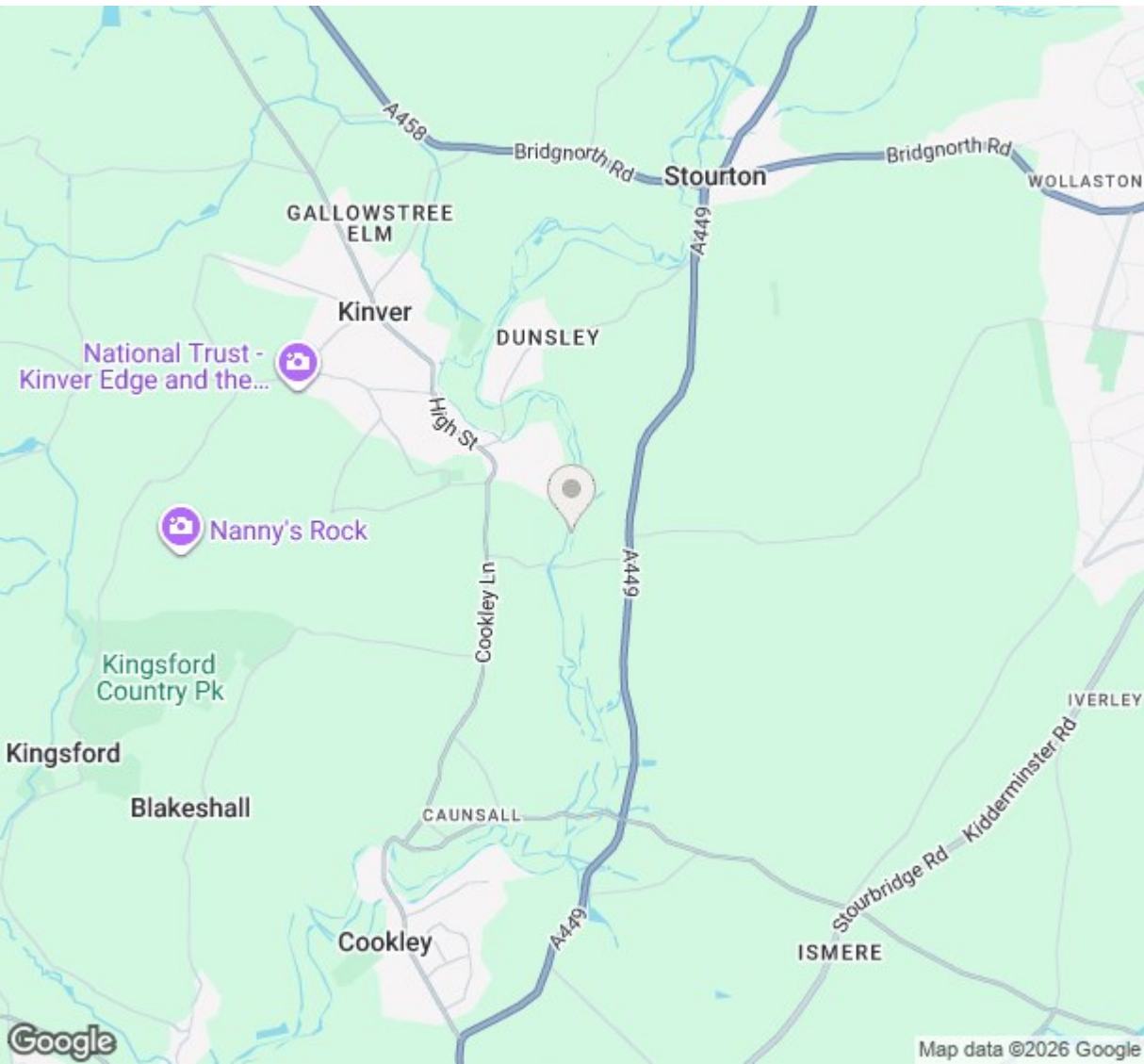
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

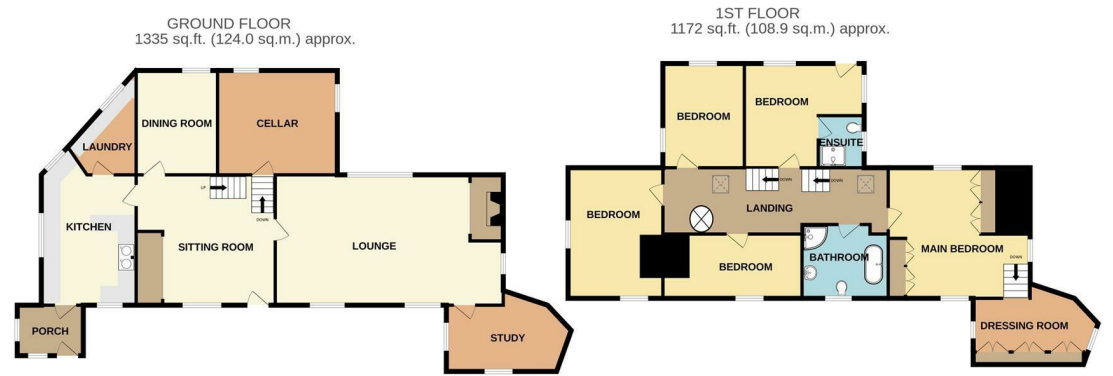
## Tenure (Freehold).

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.









TOTAL FLOOR AREA : 2508 sq.ft. (233.0 sq.m.) approx.

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 1:00pm.

**Lex Allan Estate Agents**

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