

Chimney tops to be preserved  
Days to be covered with  
stone top with chimney and  
where they are repaired  
with matching tiles or stone  
Loose bricks to be in  
reinforced courses

Shed roofs to be stripped & re covered  
using all sound existing material in exact  
match to courses & detail. New lead  
& underfelt throughout. Preservative  
treatment to all roof timber

W lights  
repaired

Lower roof to be tiled  
ridges re-used

Bay  
Window  
transoms  
replaced  
extensive  
repairs  
to lights

Re-worked  
door to  
basement

Stone  
treads  
replaced

W lights  
repaired

Window  
is opened  
to full  
length

Basement

W  
repaired

Lowered  
steps  
clamp  
protected

Steps  
down  
formed

New injected Upe treatment  
& 2 coats of m paint

W  
repaired



**LexAllan**  
Collection

South - East Elevation

South - West Elevation

*Slated roofs to be stripped & re-covered using all sound existing material in exact match to courses and detail. New lath & underfelt throughout. Preservative treatment to all roof timber*

*All leadwork on hips, ridges & flashings to be lifted where found defective and re-laid or replaced with heavier substance ~ all using exact match in traditional lead details.*

*Gutters & downpipes overhauled and repaired in matching cast iron sections*

*Welcome to*



*Quite simply,*

*one of the most exceptional houses...*

*EVER*

*to come to the market in Kinver*

*South-West Elevation to High Street*



*roof re-slatted, re-used.*

*W. lights repaired*

*Window re-opened to full length*

*New rc. stone*

*ground level lowered*

*New injected Dpc treatment & vert dpm painted on before backfill*

*W. repaired*

*rwp extended*

*wall lowered*

*Basement FL*







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## WELCOME HOME

Once in a while we are privileged to present a truly outstanding property purchasing opportunity.

The availability of The Old Foley School House is one such opportunity. The Former Headmaster's House

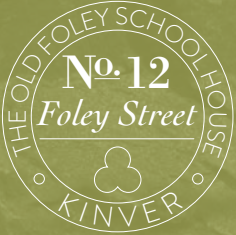
attached to the original Foley School is a Grade II listed landmark building of architectural significance, gracing the skyline of the quintessentially English and highly sought-after Village of Kinver.

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“...an exceptional Kinver home”

# CHARACTERFUL CONTEMPORARY LIVING SPACE

The current owners have fastidiously improved the property, seamlessly blending contemporary features with the Victorian character of the building, delivering the most wonderful living space.





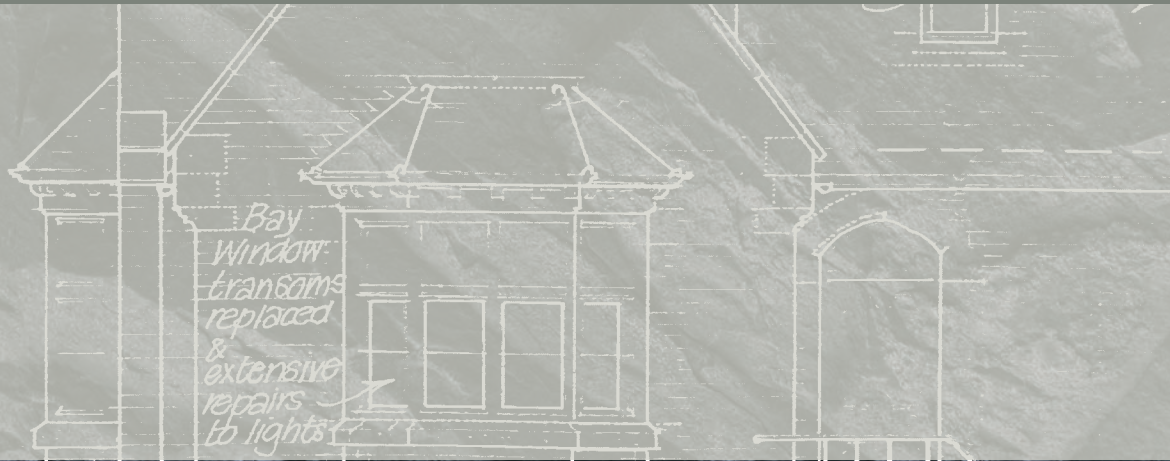
Boys School, Kinver

  
**LEX ALLAN  
LOVES...**  
*...the seamless blend of  
contemporary features with  
the Victorian character  
of the building*



*New windows to basement  
(re. same) extended*

*South West Elevation to High Street*



Bay Window  
transoms  
replaced  
& extensive  
repairs  
to lights

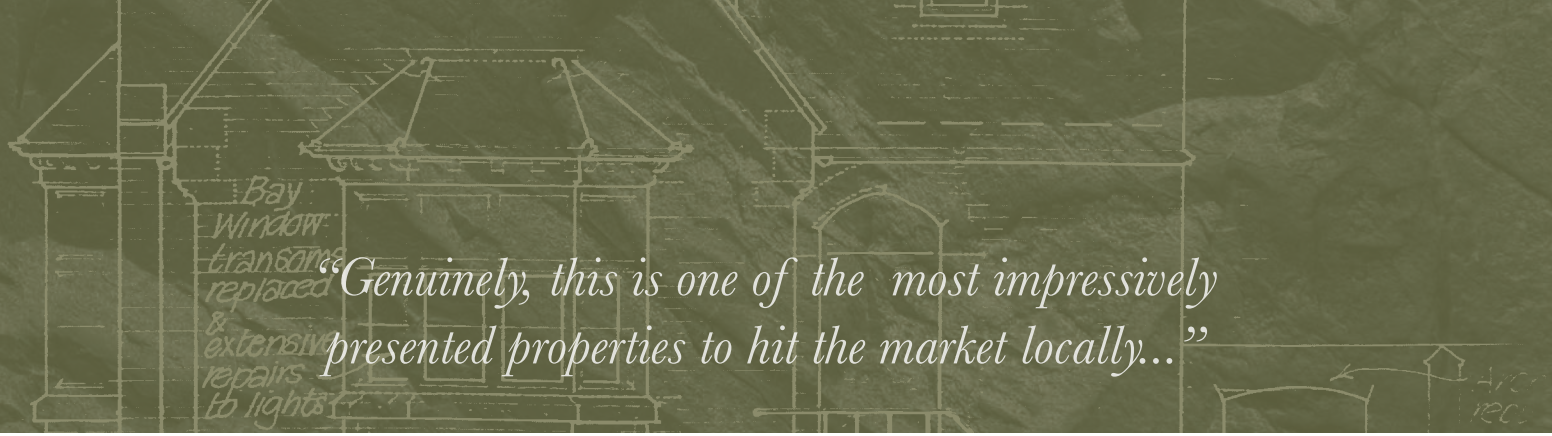
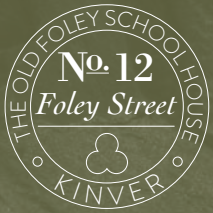


# THE OLD FOLEY SCHOOL HOUSE AT A GLANCE

- **Grade II Listed Building**
- **Stunning Interior**
- **No Upward Chain**
- **Impressive Accommodation over Four Floors**
- **Three/Four Bedrooms**
- **Three Bathrooms plus Utility**
- **Furniture and Soft Furnishings Package Available**
- **Mature Gardens plus Driveway**



South West Elevation to High Street



*“Genuinely, this is one of the most impressively presented properties to hit the market locally...”*



Arranged over four floors, the accommodation features a splendid kitchen with entertaining area, four bedrooms - one of which would lend itself ideally as a home office or dependent relative annexe, two luxurious shower rooms and a beautiful house bathroom.

There is private driveway parking and stunning views towards St Peter's Church. The historic Village of Kinver is on the doorstep with its



renowned multi-cultural eateries, ever popular pubs and charming shops.

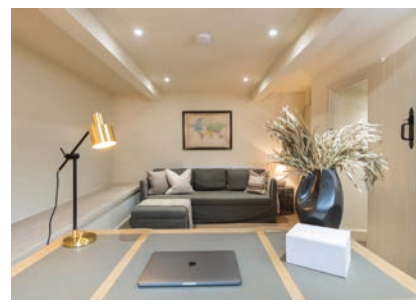
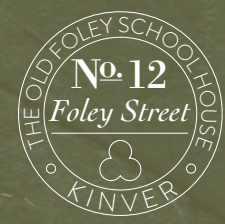
Genuinely, this is one of the most impressively presented properties to hit the market locally in recent years.

To fully appreciate the benefits of this home, the importance of a viewing cannot be overemphasised.



### **Approach**

The approach is by way of block paved driveway providing off road parking for two vehicles. With feature lighting, a substantial wrought iron gate opens into a Victorian blue brick courtyard with gravelled borders. On approaching the house, you are struck by the grandeur of the 19th Century façades and impressive original front door which opens into...



**...The Gardens**

From the lower ground floor, the driveway, front door and side door, access is afforded to a private patio area ideal for alfresco entertaining. A further raised sun trap terrace, cottage style garden laid to lawn is interspersed and bordered by a wealth of mature

shrubs and flower beds, brick garden store and further storage shed. A paved pathway leads down to a wrought iron gate giving convenient access towards the village.



# DIMENSIONS

## Entrance Hall

**Kitchen/Dining Room** 7.19m max x 4.06m (23'7" max x 13'4")

**Living Room** 3.99m x 3.4m (13'1" x 11'2")

## Lower Hallway

## Charming Utility/Second Kitchen

## Bathroom

**Home Office/Guest Bedroom** 4.39m x 3.45m (14'5" x 7'10")

## Wine Cellar/Storage Room

## Shower Room

## First Floor Landing

## Shower Room

**Bedroom Two** 4.65m x 3.96m (15'3" x 13'0")

**Bedroom Three** 3.68m x 3.23m max (12'1" x 10'7" max)

## Second Floor Landing

## Bathroom

**Bedroom One** 4.67m x 3.53m (15'4" x 11'7")

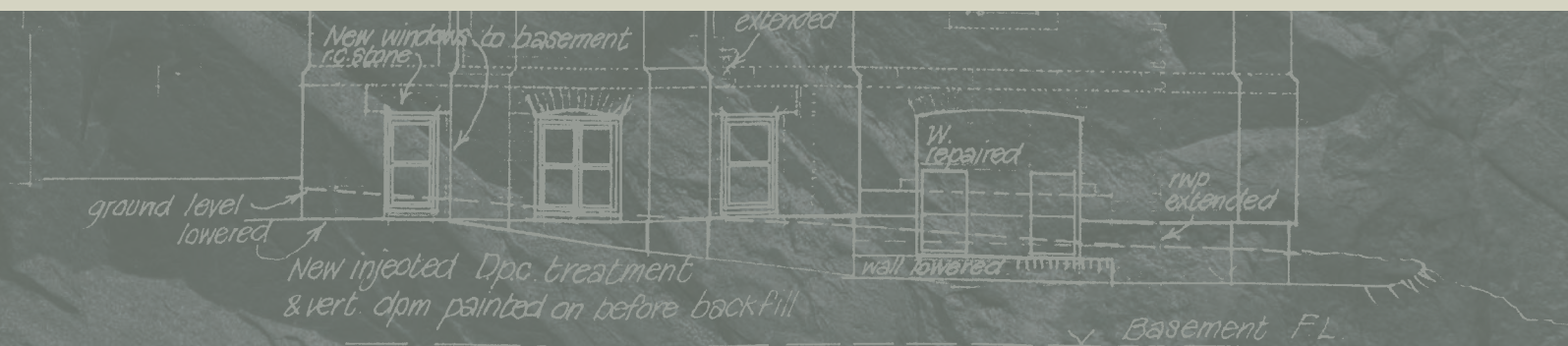


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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# LOCATION

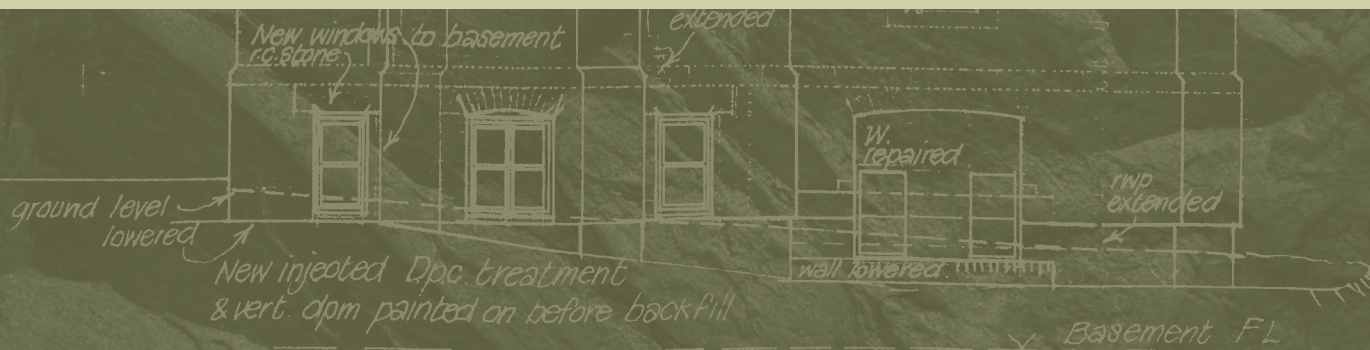
Kinver village has long been the destination of choice for those wanting to enjoy living in a semi-rural location and yet delivers the benefits of easily reached local amenities. The village offers well regarded schools, suiting all age ranges as well as shops and eateries and lies adjacent to the National Trust owned Kinver Edge. A great base for commuting to the commercial centres of the Black Country and the towns, villages and open countryside of South Staffordshire, North Worcestershire and Shropshire.

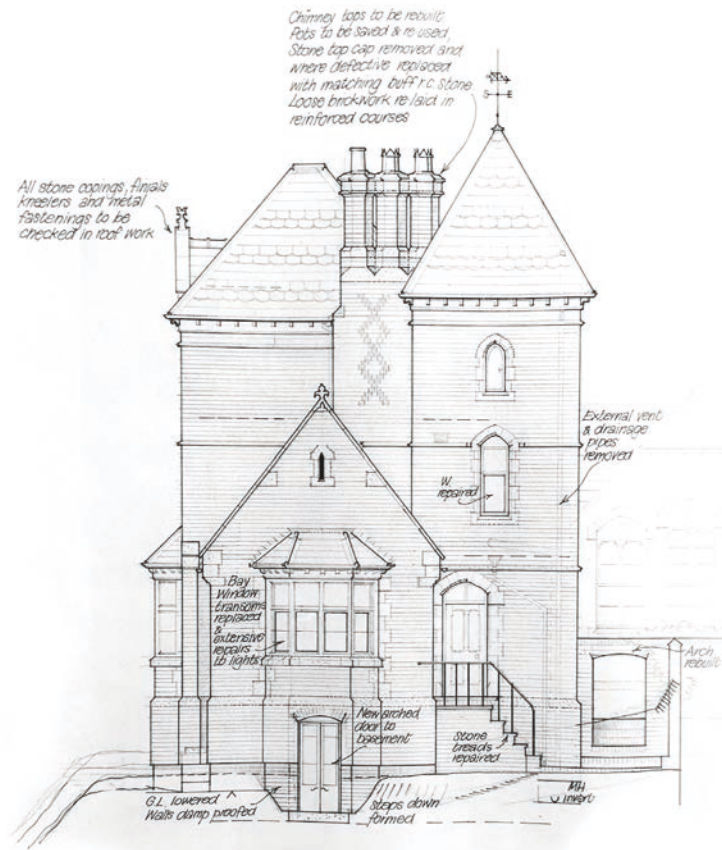




# THE BENEFITS OF MOVING TO THE AREA

- Excellent primary and secondary schools
- Train station in nearby Stourbridge with links to Worcester, Birmingham and London
- Midlands motorway network on your doorstep
- Surrounded by the beautiful South Staffordshire and North Worcestershire countryside
- Great community spirit





South - East Elevation



South - West Elevation to High Street



**AGENT'S NOTE:** The property is connected to mains gas, electric, water and sewage.

**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.

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars (and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**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 or 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 Grove Ltd reserves the right to obtain electronic verification.



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