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local knowledge exceptional service

Iverley Manor Sugar Loaf Lane, Iverley, DY10 3PB

**** NESTLED ON FIVE ACRES OF LAND ****

Discreetly nestled beyond an impressive roadside frontage Iverley Manor occupies an enviable position overlooking its very own extensive gardens and paddocks . An impeccable block paved driveway offers private parking for multiple vehicles and heightens expectations for what lies within . The reality of the internal finish does not disappoint . The remastered hallway with contemporary 'floating' staircase and the jaw dropping entertaining space that manifests as a glamorously fitted kitchen, family room and dining area . The rear of the Manor is bathed in light from full width opening glazed sections which seamlessly provide access to the most impressive polished tile alfresco space suitable for entertaining on a grand scale.

On the ground floor there is a highly practical 'home office ' suite which was originally designed as a dependent relative annex , a grand sitting room and a preparation/spice kitchen . On the first floor there are five bedrooms matched to four luxurious bathrooms with potential to create an exceptional master suite in the capacious loft-space. The current owners have applied a fastidious attention to the presentational detail throughout the house and the next custodian will undoubtedly enjoy the benefit of THE very finest in fixtures and fittings. Lex Allan Collection are proud to bring this property to the market.

Approach

Gated drive to front with decorative centred water feature.

Reception Hall

A bright & airy hall with doors off to ground floor accommodation, feature oak stair case rises to the first floor, tiled flooring through, central heating radiator.

Formal Sitting Room

27'11" x 16'10"

Log burner set within exposed brick surround, doors open into the family/kitchen room, two central heating radiators, double glazed windows to front & side.

Open Plan Family/Dining Room

44'11" x 25'11"

A superb sociable family hub with doors opening into the garden, large skylight running the length allowing the natural light to flood through, tiled floors with underfloor heating, spot lights throughout, door off to spice kitchen.



Kitchen Area
28'3" x 13'5"

Exceptional fitted kitchen offering variety of wall and base units, Double 'Neff' ovens with 'Neff' coffee machine, induction hob with extractor over, 'Aga' rangemaster, integrated fridge & freezer, Quartz worksurfaces with inset sink with Quooker tap, dishwasher, open plan to family/dining room, spot lights, tiled underfloor heating.

Spice Kitchen
19'1" x 8'3"

Variety of wall and base, Rangemaster style oven with extractor over, sink and drainer with plumbing for dishwasher, spot lights, central heated radiator.

Utility Room
16'2" x 11'11"

Plumbing for washer & dryer, sink and drainer, tiled flooring throughout, central heating radiator, door off to garden.

W.C

Wash hand basin, w.c, chrome heated towel rail, spot lights.

Snug

13'7" x 13'0"

Double glazed window to front, central heated radiator.

Home Office

20'6" x 11'2"

Fitted out study with bespoke shelving, double glazed window to front, central heated radiator.

Shower Room

Walk in shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

Cloakroom

With door off to w.c, wash hand basin, tiled flooring, chrome heated radiator, spot lights.

First Floor Landing

A bright & spacious landing with doors off to all first floor accommodation, airing cupboard. Loft access with retractable ladder to capacious loft space (potential to add additional accommodation subject to consent)

Master Bedroom

27'11" x 16'10"

Juliet balcony with far reaching views over the garden and countryside beyond, fitted wardrobes, double glazed windows to front, side and rear elevations, two central heating radiators.

En-Suite

Shower, wash hand basin, w.c, heated towel rail, double glazed window to rear, spot lights.



Bedroom 2
21'0" x 20'4"

Ample fitted wardrobes, double glazed window to rear, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, heated towel rail, double glazed window to side.

Bedroom 3
15'8" x 13'7"

Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 4
15'7" x 14'5"

Fitted wardrobes, double glazed window to front, central heated radiator.



En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

Bedroom 5
13'0" x 8'9"

Double glazed window to front, central heated radiator.

Bathroom

Bath, large walk in shower, wash hand basin, w.c, double glazed window to rear, heated towel rail, spot lights.

Garden

A true asset is this private & peaceful rear garden that offers a variety of spaces. A most impressive patio area that is ideal for those summer evenings hosting friends & family, tidy artificial lawn follows on. An extensive lawn is ideal for a number amount of activities combined with the paddock & stable block which offers superb potential for multi-various uses. The paddock sits on 2.5 acres & has its own private access off Sugar Loaf Lane.

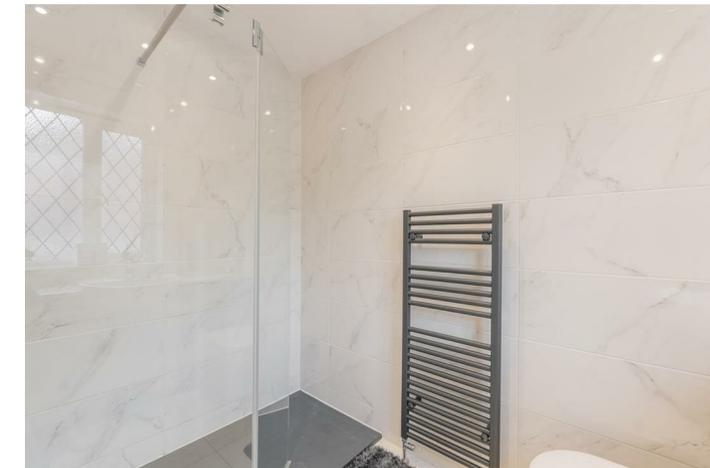


Car Port

Perfect for extensive undercover storage.

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.







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 £24 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.

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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.

Council Tax Band G

GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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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