



**Allan Morris**  
estate agents

**Fields View, Tanhouse Lane, Cradley,  
WR13 5JY**

 **MAYFAIR**  
OFFICE GROUP



## Tanhouse Lane, Cradley, WR13 5JY

A high specification newly completed, four double bedroom, detached dormer bungalow, situated in a generous plot backing onto open countryside, in a semi rural location close to the village of Cradley. The versatile accommodation comprises; wide reception hall, cloakroom, sitting room with open fireplace and double doors to a paved entertaining area overlooking fields, 26' dining kitchen and family room with breakfast bar island and doors to a decked al fresco dining space, utility, ground floor double bedroom and en-suite, first floor main bedroom with dressing room and en-suite, two further first floor double bedrooms and main bathroom. The property sits in a good sized plot with plenty of space to sit and enjoy the views over the fields to the rear and side and the Cradley Hills in the distance. A gated driveway provides plenty of parking and leads to a detached double garage. For sale with no onward chain, ready to move into, and with a 10 year NHBC guarantee, viewing is a must to appreciate the quality and location of home on offer.



### LOCATION

Cradley village is well-serviced with many accessible amenities including a post office, butcher's shop, doctor's surgery with pharmacy, church and village hall. Malvern and Ledbury are within easy driving distance and provide a more extensive range of retail, recreational and leisure facilities. Further cultural and retail facilities are also available in Hereford, Worcester and Cheltenham.

Mileages: Malvern 6 miles, Ledbury 9 miles, Worcester 11 miles, Hereford 15½ miles, Cheltenham 31 miles, Birmingham 42 miles; Road: M50 (Jct 2) 12 miles, M5 (Jct 7) 14 miles; Railway: Malvern and Ledbury; Airport: Birmingham

### ENTRANCE HALLWAY 28'0" x 11'0" (8.55m x 3.37m)

A solid wood front door opens to spacious reception hallway. Front facing double glazed window, stairs to first floor, rear facing double glazed window, under stairs cupboard housing heating system, cupboard housing hot water tank, two radiators, spot lighting, solid wooden doors to:

### CLOAKROOM

Front facing double glazed window, low level WC, wash basin.

### SITTING ROOM 19'0" x 15'10" (5.80m x 4.83m)

Dual aspect with rear facing double glazed windows overlooking open countryside, side facing double glazed doors opening to a paved seating and entertaining area. Large inglenook fireplace with brick built surround, oak beams and slate hearth, two radiators, spot lighting.

### KITCHEN FAMILY DINING ROOM 26'2" x 14'8" (7.98m x 4.48m)

Very spacious and light kitchen dining room, multi aspect with front and rear facing windows and a side facing bay with doors accessing a raised deck terrace with space for outside table and chairs enjoying south facing views over open countryside. Tiled floor, two radiators. Luxury kitchen comprising of a range of eye and base level units with a central island unit and breakfast bar, all with quartz worktops, electric range cooker with extractor hood over, integrated dishwasher, space for American style fridge freezer, inset ceramic Belfast sink and drainer unit, spot lighting and under unit lighting, wireless charging point in island.

**GROUND FLOOR DOUBLE BEDROOM 13'1" x 12'1" (4.01m x 3.70m)**

Side facing double glazed window, radiator, door to:

**EN-SUITE 5'11" x 9'3" (1.81m x 2.83m)**

Side facing double glazed window, large walk-in double shower, low level WC, vanity unit with inset wash basin, tiled floor and walls, heated towel rail, spot lighting and extractor fan.

**UTILITY ROOM 6'3" x 9'2" (1.92m x 2.81)**

Front facing double glazed window, side facing wooden door with inset glazing range of eye and base level units, worktop with inset stainless steel sink and drainer unit, mixer tap, integrated washing machine and tumble dryer, radiator, wood effect Karndean flooring.

**FIRST FLOOR LANDING**

Lovely open study landing with oak bannister, feature lantern skylight window overhead and space for a desk and reading nook, doors to:

**BEDROOM ONE 21'7" x 12'4" (6.59m x 3.77m)**

Side and rear facing double glazed windows with far reaching views over open countryside, two radiators, eaves storage, door to:

**DRESSING ROOM 5'4" x 8'0" (1.63m x 2.44m)**

With radiator, door to:

**ENSUITE 5'4" x 10'6" (1.63m x 3.22)**

Front aspect double glazed window, bath with shower over, corner shower cubicle, low level WC, vanity unit with wash basin, fitted shelving, extractor fan, spot lighting.

**BEDROOM TWO 13'6" x 9'10" (4.13m x 3.00m)**

Dual aspect with side and rear facing double glazed windows with views over open countryside, feature vaulted ceiling with beams, eaves storage, spot lighting.

**BEDROOM THREE 19'0" x 11'3" (5.81m x 3.44m)**

Side facing double glazed window, radiator.

**MAIN BATHROOM 10'0" x 6'4" (3.07m x 1.95m)**

Side facing velux window, panel bath with shower attachments over, low level WC, corner shower cubicle, vanity unit with inset sink, heated towel rail, wood effect flooring, extractor fan, spot lighting.

**GARDENS - FRONTAGE AND DRIVEWAY**

Fields View is access via a double five bar gate from the lane, this opens to a stone driveway with extends to the front and the side of the property and gives access to the detached double garage - with twin doors, power and light and exterior lighting to the side and door. Low rise steps lead from

the drive to the front door with metal railings and an oak porch over, additional side door with over hanging porch to the utility room.

The majority of the garden is laid to lawn and extends across the rear of the property around the garage and to the right hand side as you approach. There is a slab patio to the side of the sitting room and a path around the rear. A raised decked terrace is to the side and accessed via the kitchen door and enjoys a fine far reaching rural view and provides a private space for outside eating. The garden is enclosed by low hedgerows and surrounded by open fields. Exterior lights, power points and outside tap.

**DIRECTIONS**

From Worcester take the A4103 Worcester/Hereford Road and go through the villages of Bransford and Leigh Sinton. If coming from Malvern this route can be accessed from the Cowleigh Road which joins the A4103 at Storridge. Proceed along this road for approximately two miles and go past The Red Lion public house on the left. After a left hand turn for Cradley, continue up the hill and past the sign pointing to Bromyard, after a further 500 yards turn left into Tanhouse Lane. Follow the lane for approx 500 yards where the property will be on the right hand side and is accessed via the double five bar gates. For a viewing appointment, please call our Malvern Office on 01684 561411 or email malvern@allan-morris.co.uk.

**ADDITIONAL INFORMATION**

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars, but includes carpets, curtains, blinds and light fittings.

SERVICES: Mains electricity and water are connected. Heating is via an Air source heat pump system. Drainage is via a new treatment plant tank. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Herefordshire; at the time of marketing the Council Tax is TBC.

ENERGY PERFORMANCE RATINGS: Current: B89 Potential: A108

**ASKING PRICE**

£795,000



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