



Hawkridge Cottage Ridgeway Cross, Cradley, WR13 5JJ

Price Guide £575,000

A spacious three bedroom detached bungalow available with no onward chain, with amazing views over countryside to the Malvern Hills, situated in a private half acre garden with detached double garage, and detached grade II listed former basket weavers cottage offering potential for home working or annex. The accommodation in the bungalow comprises; entrance hall, guest WC, sitting room with wood burner, dining room, breakfast kitchen, three bedrooms and a bathroom. Further benefits include; central heating, double glazing, detached double garage and gated off road parking with ample space for several vehicles. The basket maker's cottage has been substantially renovated and has two downstairs rooms, and two upstairs rooms and offers great potential. The gardens, in excess of half an acre, are south facing and have breathtaking panoramic views over the Herefordshire Countryside to the Malvern Hills



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HAWKRIDGE COTTAGE

A detached three bedroom bungalow. NB There is lapsed approved planning for a full width side extension to add an addition reception, bedroom and kitchenette. (This was designed originally to allow a carer to also live at the property).

ENTRANCE HALL

Accessed via a double glazed door with double glazed windows to front and side aspect, ceiling light point, wall light point, Karndean grey brushed oak wood plank flooring, built in coats cupboard with hanging rail, dado rail, radiator, doors to:

CLOAKROOM

Front aspect obscure glass double glazed window, ceiling light point, extractor, wash hand basin with storage to side and tiled splash back, WC, radiator, continued Karndean flooring.

DINING ROOM 11'4" x 11'2" (3.46m x 3.42m)

Front aspect double glazed window, two wall light points, radiator, door to kitchen, open plan to:

SITTING ROOM 20'6" x 11'1" (6.25m x 3.40m)

Rear aspect, double glazed, wide sliding doors giving access to a block paved entertaining area and enjoying the panoramic views over the southerly garden to the Malvern Hills, two wall light points, 'Woodwarm' wood burner on tiled hearth, fitted bespoke shelving and storage cupboards, radiator, door to inner hall.

BREAKFAST KITCHEN 13'7" x 10'7" (4.15m x 3.25m)

Rear aspect double glazed window with views over the garden and the Herefordshire countryside to North Hill, ceiling light point, refitted kitchen comprising: range of floor and wall white high gloss units under a dark granite effect work surface, one and a half bowl sink unit, space for range style cooker with extractor over, space and plumbing for slimline dishwasher, space for further appliances, radiator, Karndean slate tile effect flooring, double glazed stable style door to rear garden.

INNER HALL

Ceiling light point, access to roof space, dado rail, door to:

BEDROOM ONE 16'1" x 12'4" (4.92m x 3.76m)

Rear aspect double glazed window with panoramic southerly views over the garden to the Malvern Hills, ceiling light point, radiator.

BEDROOM TWO 9'9" to door recess x 9'9" (2.99m to door recess x 2.98m)

Front aspect double glazed window, ceiling light point, radiator.

BEDROOM THREE 9'8" x 8'10" (2.97m x 2.70m)

Front aspect double glazed window, ceiling light point, radiator, built in airing cupboard containing hot water cylinder.

BATHROOM 9'0" x 6'5" (2.76m x 1.97m)

Front aspect double glazed window, recessed ceiling down lighters, extractor, four piece white suite comprising: large corner panel bath, separate walk in shower cubicle with Mira shower, pedestal wash hand basin, WC, part tiled walls, Karndean flooring, heated towel rail.

DOUBLE GARAGE 16'9" x 16'6" (5.12m x 5.03m)

Front aspect up and over door, eaves storage, power and light, rear aspect window, 'Belfast' style sink with work surface to either side with space and plumbing for Automatic washing machine and tumble dryer, door to side.

BASKET MAKER'S HALL/RIDGEWAY COTTAGE

This separate detached Grade II Listed cottage was inhabited until 1974. It has been extensively refurbished by the current owners with Listed Building Consent. There is fabulous potential for further uses for the property such as home working, or as a holiday annex. A full Heritage Report has been conducted on the cottage. Originally, when it was listed, there was a lean-to extension which significantly increased the size. As that was present previously (full approval still needed), this could be replaced. This would give plenty of room for kitchen and bathroom facilities, if required.

RECEPTION ONE 11'3" x 10'10" (3.44m x 3.31m)

Accessed via a solid wood door, leaded glass window with shutters to rear aspect overlooking the garden, front aspect window with shutters, exposed beams, quarry tiled floor, cottage style door to stairs to first floor, door to:

ROOM TWO/ORIGINALLY THE KITCHEN

Front aspect window with shutters, large fireplace with bread oven to side, understairs storage area, quarry tiled floor.



FIRST FLOOR - ROOM ONE 11'0" x 9'8" (3.37m x 2.95m)

Side aspect window overlooking gardens and countryside beyond, exposed floor boards, cottage door to:

ROOM TWO 11'10" x 17'3" (3.62m x 5.27m)

Side aspect window overlooking garden, exposed ceiling beams, exposed floor boards.

GARDENS AND GROUNDS

The south facing gardens to the property extend to 0.56 of an acre, are very private, and have panoramic views over countryside to the Malvern Hills. The property is accessed via a wide gated access which opens to a wide parking area, with space in between the bungalow and the cottage to park a motorhome or caravan. To the side of the drive is a raised area of garden with some mature fruit trees and would be a lovely spot for a bench or a summer house. The majority of the garden sits behind the bungalow and the cottage and is laid to lawn. Accessed from the sitting room is a wide block paved seating area with space for alfresco dining. There are a number of productive fruit and veg beds to the rear of the cottage with composting area. To the side of the bungalow is a timber garden store and potting shed.

DIRECTIONS

Leave Worcester or Leigh Sinton heading towards Hereford on the A4103 Worcester Hereford Road. After the second left hand turn for Cradley continue up the steep hill and turn right on the brow of the hill, signposted Bromyard. After approximately a quarter of a mile you will pass Ridgeway House on the right and around 50 yards after there is a gated gravelled drive on the right hand side which leads to Hawkridge cottage.

ADDITIONAL INFORMATION

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

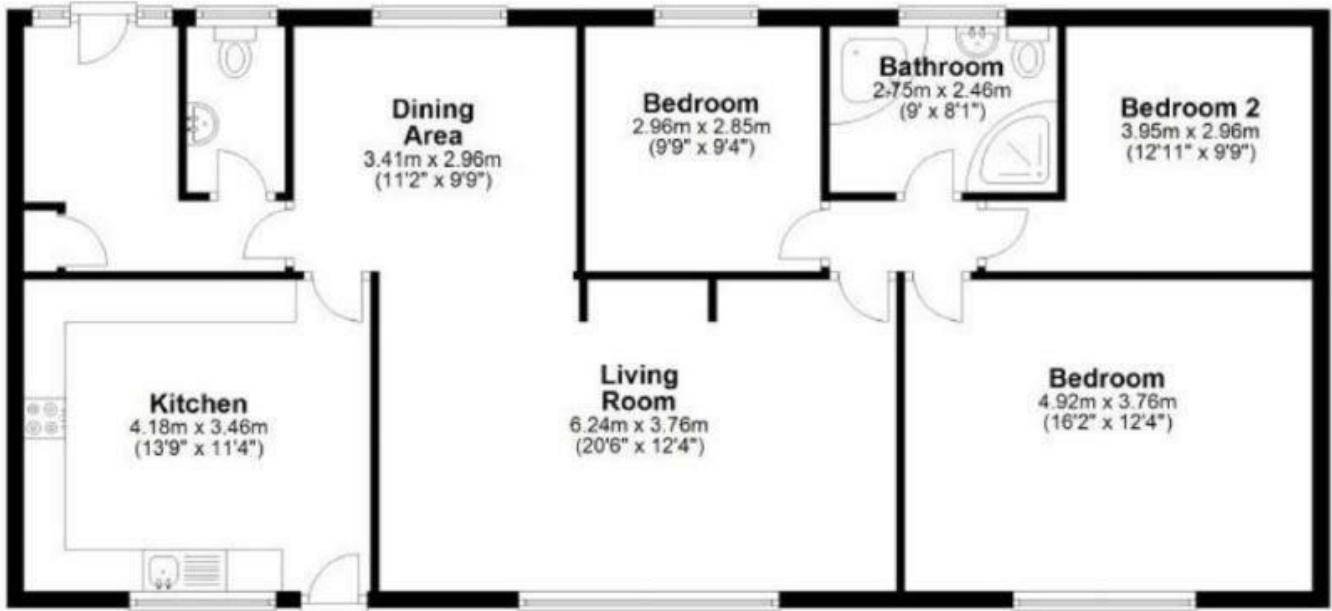
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity and water, oil central heating, private drainage. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

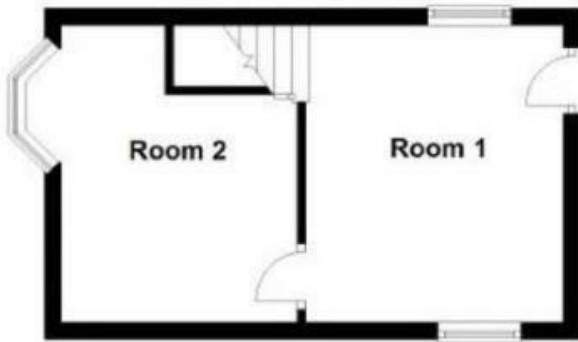
OUTGOINGS: Local Council: Hereford County Council 01432 260000; at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: E54 Potential: A100

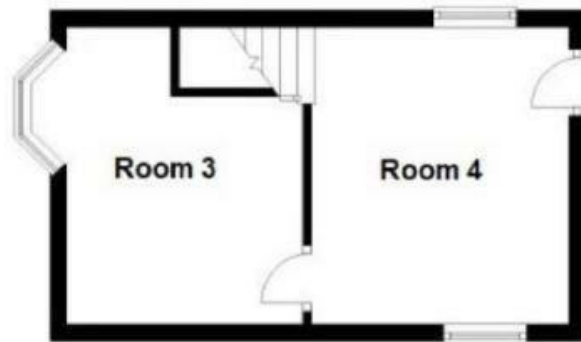




Outbuilding
Ground Floor



First Floor



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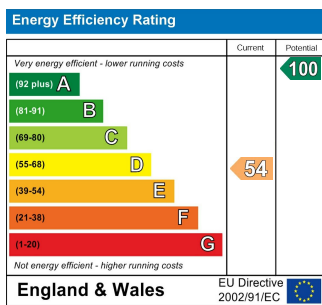
SERVICES: Mains electricity and water, oil central heating, private drainage (septic tank). Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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EPC

Material Information Report



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