



## 3 Homend Hopkilns

Cradley, WR13 5NW

Andrew Grant

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**3 Bedrooms   1 Bathroom   2 Reception Rooms**

A charming three-story home full of potential, located in Stiffords Bridge on the outskirts of Cradley.

- This versatile and spacious three-storey home offers ample space for various living arrangements.
- The property retains its historic charm, providing a unique and timeless appeal.
- From various vantage points in the home, one can enjoy splendid views.
- The spacious kitchen dining room is perfect for family meals and entertaining.
- The first floor features two additional reception rooms, ideal for relaxing or as a formal dining area.
- A conveniently located cloakroom is available for guests and family use.
- The home boasts three generously sized bedrooms, providing comfort and ample storage space.
- A sizeable garage includes a utility area, adding extra functionality to the property.
- Private driveway parking provides secure parking for multiple vehicles.
- Gardens to both the front and rear of the property.

1775 sq ft (164.8 sq m)





## The kitchen

This spacious L-shaped kitchen/dining room features a charming stone wall that adds character to the space. Natural light illuminates the area through large windows and a glass sliding door, that leads out to the patio, seamlessly connecting indoor and outdoor living. The layout provides ample space for both culinary activities and dining, making it a central hub for family gatherings and entertaining.





## The sitting room

At the top of the staircase, you will discover one of the two reception rooms. This spacious and light-filled room features solid wooden flooring, two windows overlooking the front and a door leading to a convenient cloakroom which is ideally located for both guests and residents. This practical cloakroom is equipped with a WC and washbasin.





## The living room

This spacious first-floor living room adjacent to sitting room, is filled with natural light from multiple windows. The room offers ample space for various seating arrangements and activities, making it ideal for both relaxation and entertaining. The views of the surrounding greenery enhance the sense of tranquillity, making this living room a standout feature of the property.





## The primary bedroom

Located on the second floor, the primary double bedroom offers ample space and features extensive built-in wardrobe storage. The large window allows natural light to fill the room, creating a bright and airy atmosphere. The room's layout is practical and well-organised, making it a comfortable and functional retreat.





## The second bedroom

This spacious second double bedroom overlooks the rear garden, providing a serene and picturesque view. The room features built-in furniture, including ample drawer and wardrobe space, ensuring plenty of storage. The large window allows for abundant natural light, making it a bright and welcoming space.



## The third bedroom

Adjacent to the second bedroom, the third bedroom is also light and spacious. A large window offers views of the garden and fills the room with light. This bedroom also features practical built-in wardrobe space.





## The bathroom

Serving the bedrooms on the second floor is the family bathroom, which includes a WC, washbasin and a bath with a shower. A Velux window illuminates the room with natural light from above.



## The garden

Sliding glass doors from the kitchen open out onto the private garden, featuring a paved patio area, ideal for alfresco dining and entertaining. Surrounded by lush greenery and mature flowering shrubs, the garden offers a serene escape from the bustle of daily life. With a little TLC, it holds great potential to become a tranquil and picturesque retreat.



## Location

Stiffords Bridge, nestled on the outskirts of Cradley, offers a tranquil, rural setting while being conveniently close to essential amenities. The area is known for its scenic beauty, with rolling hills and lush countryside providing a peaceful environment for residents.

The village benefits from excellent transport links, making it easy to access nearby towns and cities. Major roads connect Stiffords Bridge to larger hubs, and public transport options, including bus services, provide regular routes to neighbouring areas. This connectivity ensures that residents can enjoy the serenity of village life without feeling isolated.

Surrounding amenities include local shops, pubs, and community facilities, providing for everyday needs and fostering a sense of community. Cradley itself offers additional services, including schools, healthcare and recreational opportunities. The combination of natural beauty and convenient amenities makes Stiffords Bridge an ideal location for those seeking a balanced lifestyle.

## Services

The property benefits from mains gas, electricity and water, there is also a septic tank.

## Council Tax

The Council Tax banding for this property is **Band E**



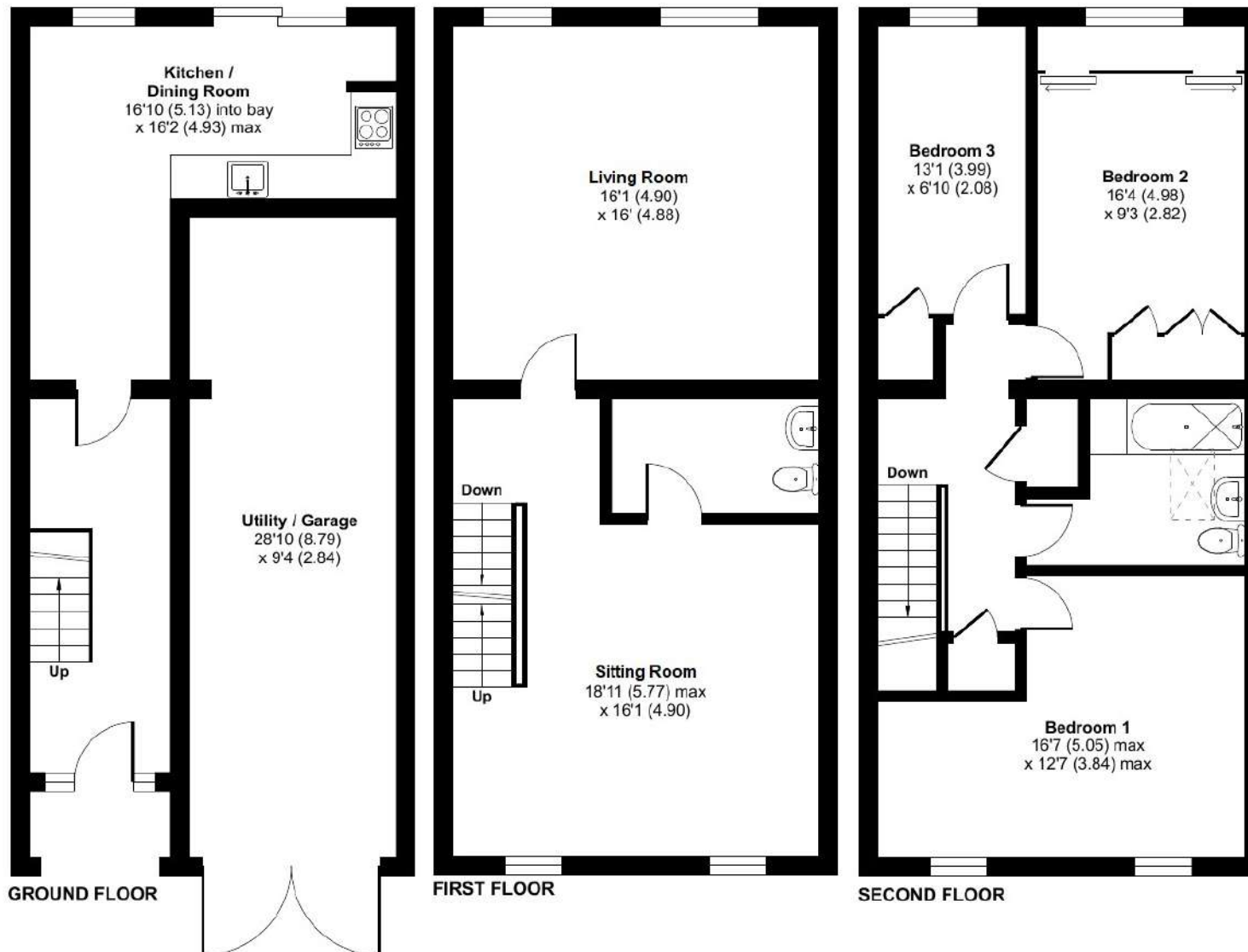
# Homend Hopkilns, Stiffords Bridge, Cradley, Malvern, WR13

Approximate Area = 1506 sq ft / 139.9 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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