

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A GENEROUSLY PROPORTIONED AND EXTENDED DETACHED FAMILY HOME OCCUPYING A DELIGHTFUL POSITION IN THE FAVOURED VILLAGE OF CRADLEY AFFORDING FANTASTIC FAR REACHING RURAL VIEWS ACROSS THE HEREFORDSHIRE COUNTRYSIDE OFFERING VERSATILE FOUR BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, BREAKFAST KITCHEN WITH ADJOINING UTILITY ROOM, TWO BATH/SHOWER ROOMS, GENEROUS PARKING, DOUBLE GARAGE AND BEAUTIFULLY MAINTAINED GARDEN. INTERNAL INSPECTION HIGHLY RECOMMENDED.

NO ONWARD CHAIN. EPC D.

Glebe House - Guide Price £725,000

Cradley, Malvern, Worcestershire, WR13 5LQ

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Glebe House

Location & Description

Glebe House enjoys a convenient position in the heart of the old village of Cradley on the border of Herefordshire and Worcestershire. The property is strategically well placed for access to a number of major centres including the city of Worcester (ten miles), Hereford (sixteen miles), Malvern (five miles) and Ledbury (seven miles). The favoured village of Cradley is well served with a number of local amenities including a doctor's surgery with a dispensing pharmacy, primary school and the Red Lion public house, which is within easy reach at Stiffords Bridge. The property is close to the church and listed black and white village hall, where there is heritage room (offering office facilities) and a post office service, which visits twice a week. The popular towns of Great Malvern and Ledbury both provide further excellent facilities and amenities including mainline railway stations. The property is also well placed for transport links with the M5 motorway accessed at Worcester and the M50 to the south of Ledbury. The local area is also renowned for its educational facilities including a variety of highly regarded state and private schools (notably Malvern College and Malvern St James School as well as The Downs and Elms Preparatory Schools).

Property Description

Originally built in the 1947, Glebe House is a modern detached family home offering well proportioned and versatile accommodation. The property has been well maintained by the current owner and benefits from gas fired central heating and double glazing throughout. The accommodation was substantially extended in 1982 and in 1987/1988 resulting in the creation of a comfortable home, easily adaptable for everyday family life.

On the ground floor an entrance hall leads a dining room, dual aspect sitting room overlooking the garden with an adjoining conservatory, separate study, breakfast kitchen with an oil fired AGA, utility/boot room and a cloakroom with WC.

On the first floor a galleried landing leads to a spacious master bedroom with built in wardrobes and an en suite shower room, three further bedrooms, family bathroom and a separate WC.

Glebe House is approached by a gated access leading to a gravelled driveway providing excellent parking and with access to a **DOUBLE GARAGE**. The house sits proudly within a beautifully wrap around landscaped garden. The garden has been designed to provide interest all year round and is planted with an abundance of mature shrubs, plants and trees.

A great strength of Glebe House is its delightful position enjoying a sunny south west facing aspect. It truly is a wonderful spot, within immediate reach of numerous





countryside walks and a network of public footpaths passing through the village.

With so much to explore, the agents strongly recommend an internal inspection.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Dining Room 5.16m (16ft 8in) x 3.75m (12ft 1in)

Sitting Room 7.07m (22ft 10in) x 4.34m (14ft)

Conservatory

Study 3.77m (12ft 2in) x 3.69m (11ft 11in)

Breakfast Kitchen 5.97m (19ft 3in) x 2.61m (8ft 5in)

Utility/Boot Room 5.01m (16ft 2in) x 2.32m (7ft 6in)

Cloakroom WC

First Floor Landing

Bedroom 1 5.27m (17ft) x 5.16m (16ft 8in)

En Suite Shower Room

Bedroom 2 4.11m (13ft 3in) x 3.75m (12ft 1in)

Bedroom 3 4.70m (15ft 2in) x 4.34m (14ft)

Bedroom 4 4.34m (14ft) x 2.35m (7ft 7in)

Family Bathroom

Separate WC

Outside

Glebe House is approached by a gated entrance with wrought iron vehicular gates leading to a gravelled driveway with turning area. There is access to a **DOUBLE GARAGE** (26'11" x 15'8") with electronic up and over doors, power and light. There is also additional roof storage space.

The house sits almost within the centre of its plot and enjoys a wonderful wrap around garden bursting with colour and showcasing pockets of interest in every corner. It is beautifully arranged and is principally laid to lawn bordered by neat hedging. There are an interesting range of mature shrubs and trees including Silver Birch and a striking Red Maple.

There is a productive vegetable patch with an adjoining fruit cage and a **SHED**.

At strategic points there are outside water taps, external power sockets and outside lights.

Directions

From the agents Ledbury Office, proceed out of Ledbury on the B4214 Bromyard Road. Continue through Bosbury and proceed into Cradley. Continue past the village store and take the third turning right into Fincher's Corner signposted to Mathon and Colwall. Follow the road going over the bridge and at the T-junction turn left signposted for Cradley. Continue along the road heading towards the Church and on passing the war memorial on the right, Glebe House can be found after 10 meters on the left hand side.

What3Words: siesta.unfounded.gets



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

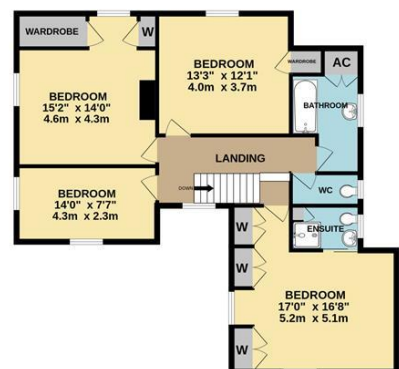
Council Tax COUNCIL TAX BAND "G" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is D (60).

GROUND FLOOR
1672 sq.ft. (155.3 sq.m.) approx.



1ST FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2607 sq.ft. (242.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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