

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

STONE VILLA

CRADLEY, MALVERN, HEREFORDSHIRE, WR13 5LQ



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STONEY VILLA REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A HOME OF SIGNIFICANT CHARACTER, HISTORICAL INTEREST, AND LIFESTYLE APPEAL BLENDING PERIOD ARCHITECTURE WITH ELEGANT INTERIORS, LANDSCAPED GROUNDS, AND FLEXIBLE ANCILLARY ACCOMMODATION, AN EXCEPTIONAL COUNTRY HOME IN ONE OF HEREFORDSHIRE'S MOST SOUGHT-AFTER VILLAGE SETTINGS. EPC C

Location & Description

Stoney Villa enjoys a prime position in the heart of the historic village of Cradley, situated on the border of Herefordshire and Worcestershire. This highly sought-after village offers the perfect balance of rural tranquillity with convenient access to a range of nearby towns and cities.

The property is ideally placed for easy access to major centres, with the city of Worcester just 10 miles away, Hereford 16 miles, Malvern 5 miles, and Ledbury 7 miles. Cradley itself is well served by local amenities, including a doctor's surgery with a dispensing pharmacy, a primary school, village shop and the Red Lion public house at Stiffords Bridge. The village is also home to the church and listed black and white village hall, where there is a heritage room offering office facilities, along with a post office service that visits twice a week.

The nearby towns of Great Malvern and Ledbury offer a wider range of shops, services, and recreational opportunities, with both towns featuring mainline railway stations providing fast connections to Birmingham and London.





For those commuting by car, Stoney Villa benefits from excellent transport links, with the M5 motorway accessible at Worcester and the M50 just south of Ledbury. The area is renowned for its exceptional educational provision, with a variety of highly regarded state and private schools, including Malvern College, Malvern St James, and The Downs and Elms Preparatory Schools, all within easy reach.

Stoney Villa, Cradley - A Distinguished Country Residence in an Area of Outstanding Natural Beauty.

Situated in the heart of the highly desirable village of Cradley, adjacent to the church and within an Area of Outstanding Natural Beauty, Stoney Villa is a truly individual and historic detached country residence. Impeccably presented throughout, the property showcases an abundance of original features including exposed timbers, wooden floorboards, sash windows, and period fireplaces-exemplifying the charm and character of its 18th-century origins.

Set within approximately 2.7 acres of beautifully landscaped gardens and paddock the property enjoys the rare combination of period elegance and versatile, well-appointed living spaces.

Key Features

Prime Village Location, Adjacent To The Church And Within Protected Countryside (AONB)

Approx. 2.7 Acres Of Landscaped Gardens, Paddock, Wildlife Pond, And French-Style Potager

4/5-Bedroom Accommodation Arranged Over Three Floors

Former Cider Barn Converted To A Spectacular Family Room With Mezzanine And Garden Access

Triple Garage With Ev Charging Point And Self-Contained Accommodation Above

Additional Outbuildings Include Single And Double Stables With 4.7Kw Solar Panels And 10Kw Battery Storage

Heated Outdoor Swimming Pool With Decked Surround And Mature Planting



Generous Gravelled Driveway With Parking For Multiple Vehicles

Accommodation Overview:

The ground floor comprises a welcoming entrance hall with tiled flooring and a stripped pine staircase, leading to both the formal sitting room and dining room, each enjoying views over the front gardens. The bespoke kitchen is a standout feature, fitted with hand-painted wooden units, a Rayburn, and a range-style cooker-perfect for both family life and entertaining.

Adjacent to the kitchen is a utility room with large picture windows and stable door, along with a study and cloakroom. The impressive Cider Barn, steeped in local history, offers a vaulted ceiling with exposed timbers, wood-burning stove, mezzanine floor, and French doors opening to the garden terrace.

The first floor comprises a principal bedroom suite with en-suite shower room and dressing area, two further double bedrooms, and a well-appointed family bathroom. The second floor features a charming guest bedroom with en-suite cloakroom and delightful views across the gardens.

Outbuildings & Grounds

The landscaped gardens wrap around the property and are interspersed with mature trees, shrubs, and colourful borders. A thoughtfully designed Potager (French-style kitchen garden) features raised beds and fruiting vines, ideal for the enthusiastic gardener.

Beyond lies a heated outdoor swimming pool, set within a private, decked area and surrounded by lush planting. A level paddock with wildlife pond adjoins the garden, offering excellent potential for equestrian use or hobby farming.

The property also includes a triple bay garage with electric vehicle charging point and self-contained accommodation above-comprising kitchenette, sitting/bedroom, and bathroom-ideal as guest quarters, home office, or ancillary accommodation. Additional outbuildings include single and double stables.





Historical Significance:

Originally known as Churchstile Cottage, the property dates back to the early 1700s. It was substantially reimagined in 1906 by Arthur Hopkinson, a prominent local quarry owner, who constructed Stoney Villa using locally quarried Cradley stone. The original cider barn, orchards, and wash house—once used to launder linens for hotels in nearby Malvern—remain integral to the property's charm and heritage.

Stoney Villa was later home to the locally renowned Margaret and Evelyn Edwards known locally as “the Miss Edwards”, who maintained the property as a dairy and residence until the mid-1980s. The property and its history are well-documented in local publications, including

Cradley - A Village History and A Parishioner's Account of Cradley in 1913.

Accommodation with approximate dimensions as follows:

Enclosed Porch

Entrance Hall Welcoming hallway with oak front door. Attractive tiled floor. Stripped pine staircase to first floor. Dado rail. Radiator with cover. Pendant light fitting. Door to:

Sitting Room 5.11m (16ft 6in) x 3.87m (12ft 6in) Bay window to front with original sash windows. Fireplace with gas woodburner. Fitted bookcases. Picture rail. Two wall lights and central light fitting. Two radiators. Carpet.

Dining Room 4.23m (13ft 8in) x 3.59m (11ft 7in) Original features to include sash window to front aspect, exposed floorboards, cast iron open fireplace. Picture rail. Fitted glazed display cupboard. Pendant light fitting. Radiator. Door to kitchen/breakfast room.

Inner Hallway Tiled floor. Part glazed door to rear. Door to:

Study 3.87m (12ft 6in) x 2.40m (7ft 9in) With double glazed window to rear. wood effect flooring. Gas central heating boiler. Radiator. Central light fitting. Access to cellar 13'2" x 12'6" with natural well. (water used for the garden via pump)

Breakfast Kitchen 7.23m (23ft 4in) x 4.31m (13ft 11in) Beautifully appointed with a range of hand made painted solid wooden units by The Main Company comprising wall, base cupboards drawer packs and tall larder cupboard with double doors. Granite work surfaces. Integrated fridge. Multi-fuel Rayburn. Electric range cooker with gas hob and extractor hood over. Peninsular unit with oak worksurface and further cupboards under. Stone floor. Two double glazed windows to front. Two radiators. Doors leading to rear lobby, dining room, inner hallway and family room.

Family Room 11.57m (37ft 4in) x 4.11m (13ft 3in) The oldest part of the house dating back to 1700, black & white barn with exposed timbers. Wooden steps leading to a Mezzanine level. Wood burning stove. Fully insulated wood flooring. Double glazed French doors leading to the semi-circular garden terrace. Further window to rear. Four radiators. Fitted storage. Ceiling fan. Two pendant light fittings.

Rear Lobby With window to side. Tiled floor. Stable door to the garden. Radiator. Door to cloakroom and open to utility room.

Cloakroom Wc. Wash hand basin. Radiator. Double glazed window. Tiled floor.

Utility Room 4.11m (13ft 3in) x 2.09m (6ft 9in) With apex roof line and picture windows enjoying views of the garden. Inset Belfast style sink with solid wood work surfaces over. Range of white goods available by separate negotiation including dishwasher, washing machine, fridge and freezer. Two radiators. Tiled floor.

First Floor

Half Landing Double glazed window to rear. Staircase to 2nd floor. (Bedroom 4 loft conversion)

Master Bedroom 3.87m (12ft 6in) x 4.39m (14ft 2in)
With double glazed window. Range of fitted wardrobes. Radiator. Carpet. Air conditioning unit. Ceiling downlights. Latch door to:

Dressing Area With original floorboards. Obscured double glazed window. Radiator. Open to:



En-Suite Shower Room With double glazed widow. Suite comprising WC and wash hand basin. Tiled walk-in shower cubicle. Exposed floorboards. Radiator. Extractor fan.

Bathroom With double glazed window. Attractive half wall panelling. Suite comprising panelled bath WC, vanity unit with twin wash hand basins and mirror over. Large walk-in tiled shower cubicle with power shower. Radiator. Extractor fan. Airing cupboard with hot water tank.

Landing With step up. Sash window to front. Pendant light fitting.

Bedroom 2 4.16m (13ft 5in) x 3.92m (12ft 8in) With sash windows to front and side. Original cast iron fireplace. Carpet. Radiator.

Bedroom 3 4.16m (13ft 5in) x 3.64m (11ft 9in) With sash window to front and side. Original cast iron fireplace. Carpet. Access to roof space.

Second Floor

Bedroom 4 6.17m (19ft 11in) x 3.97m (12ft 10in) Loft conversion with large apex picture window enjoying views over the garden and paddock beyond. Two Velux windows. Air conditioning unit. Carpet. Eaves storage. Door to:

Ensuite WC WC and wash hand basin. Velux window. Extractor fan.

Outside

Garage 8.50m (27ft 5in) x 6.64m (21ft 5in)

Triple bay garage with wooden doors. Wall mounted gas central heating boiler and three radiators. Internal door to rear lobby with radiator, external rear entrance door and staircase to:

Studio / Bedroom 5.45m (17ft 7in) x 2.53m (8ft 2in) With Velux window. Kitchenette with sink unit and space for fridge. Two radiators. Air conditioning unit. Carpet. Eaves storage. Door to:

En-Suite Bathroom 1.86m (6ft) x 1.91m (6ft 2in) Suite comprising WC, wash hand basin, panelled bath. Radiator. Downlights.

Outbuildings

Stable Block Comprising a single bay and double bay stable block. Currently used as a workshop 15'5" x 6'11" and store room 15'5" x 12'x3".

Solar panel controls and 10kw battery storage. Swimming pool filtration and heating system and controls.

Gardens & Grounds.

A generous gravelled driveway to the side of the property provides access to the triple garage with parking for multiple vehicles.

Stoney Villa is set back behind low stone walling with an attractive cottage style garden, area of lawn and gated

pedestrian access and pathway leading to the front door. The mature gardens wrap around the property, with manicured lawns, attractive flower borders and well placed paved terraces to sit and enjoy alfresco dining and a glass of wine. For the keen gardener there is a delightful enclosed French Garden or "Potager" with raised vegetable offering a lovely selection of fruit and vegetables and two grape vines. There is also a greenhouse included in the sale.

Beyond the "Potager", steps lead up to a heated swimming pool 8m x 4m with a fixed depth of 1.4m. The pool is heated by way of an air source heat pump (32kw) and solar panels. The pool area is beautifully designed with wooden decking, attractive planting including a mature Wisteria and Acers and views over the garden and adjoining paddock.





The paddock is bordered by a stream to the left hand boundary and comprises a wildlife pond with an abundance of newts, frogs and some visiting ducks, an area of wild flower meadow and a variety of fruit trees including damson, plumb, cherry, pear and apple.

Services

We have been advised that mains services are connected to the property. An AIR SOURCE HEAT PUMP is installed to heat the swimming pool and is supplemented by SOLAR PANEL and BATTERY STORAGE.

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 formally 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 63464)

Council Tax

COUNCIL TAX BAND "G"

EPC

The EPC rating for this property is C (70).

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, the driveway to the property is located on the right hand side after the Church.

WHAT3WORDS: scribbled.already.snippet

MISREPRESENTATIONS ACT 1967

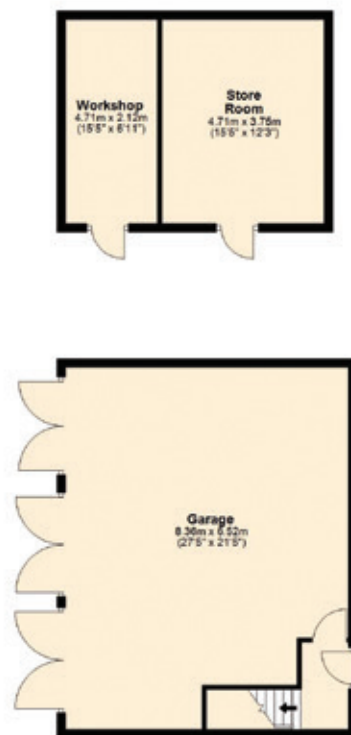
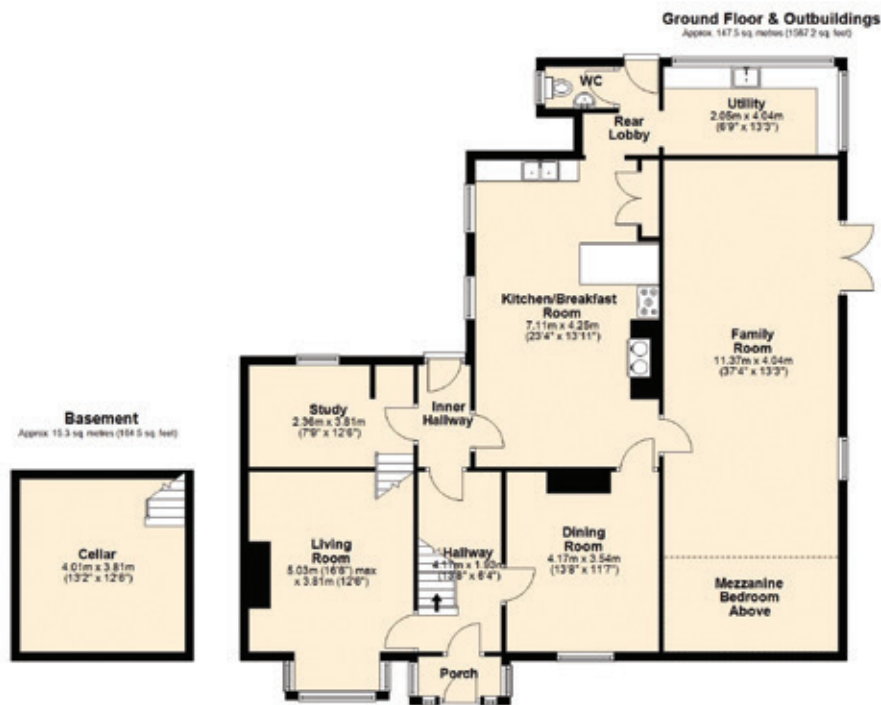
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Conditions under which particulars are issued

John Goodwin for himself and for the vendors or lessors of this property whose agent he is gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, not constitute part of, an offer or contract;
- (ii) 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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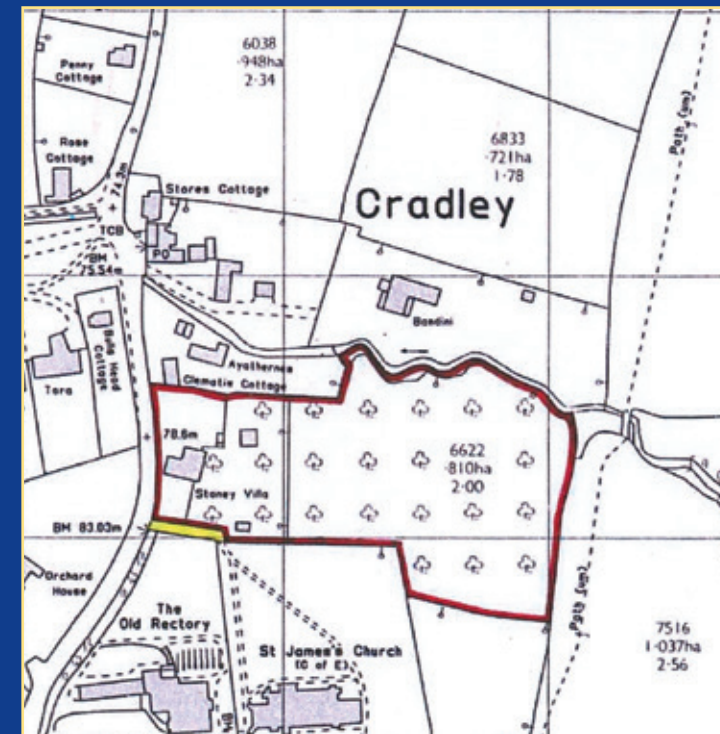
Second Floor
Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 296.9 sq. metres (3195.7 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, positions of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Total area measurements do not include garages and other outbuildings (unless specified). Copyright Decent Ltd. Plan produced using PlanIt.

Stoney Villa, Cradley, Nr Malvern



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EST. 1981

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