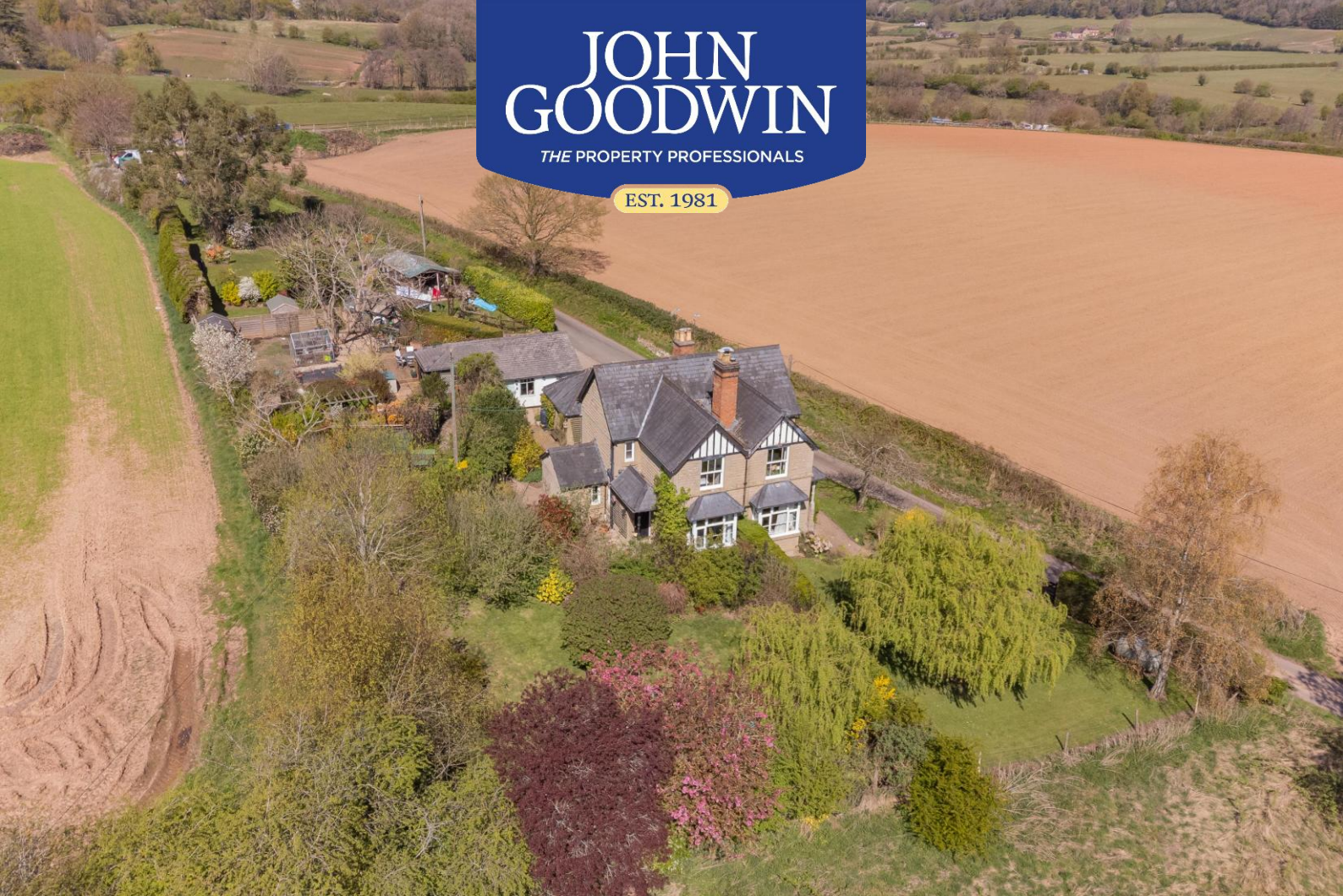


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFUL PICTURESQUE CRADLEY STONE COTTAGE IN ESTABLISHED AND GENEROUS GROUNDS AFFORDING RURAL VIEWS SITUATED ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF CRADLEY. LPG CENTRAL HEATING, DOUBLE GLAZING AND COMPRISING IN BRIEF ENTRANCE HALL, SITTING ROOM, REFITTED DINING KITCHEN, GROUND FLOOR BATHROOM, MASTER BEDROOM WITH EN SUITE WC, TWO FURTHER BEDROOMS, GARAGE, OFF ROAD PARKING, WORKSHOP AND STUDIO/HOME OFFICE/GARDEN ROOM. ENERGY RATING 'G'.

Bean House Cottage West - Guide Price £425,000

Cradley, Herefordshire, WR13 5NP

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Bean House Cottage West

Location & Description

Bean House Cottage West enjoys a convenient location in the small community of Stiffords Bridge less than a mile from the well served village of Cradley on the Herefordshire Worcestershire border. The village has a range of local amenities including doctor's surgery, village shop, church and primary school. Further and more extensive amenities are available in the nearby Victorian hillside town of Malvern, the market town of Ledbury and the riverside city of Worcester.

Educational needs are well catered for at both primary and secondary levels within the area in both the state and private sectors.

Transport communications are excellent with the property having easy access to Worcester and Hereford as well junction 7 of the M5 motorway just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. The mainline railway stations in Malvern and Ledbury offer direct links to London, Hereford and South Wales.

Property Description

Bean House Cottage West is a delightful Cradley stone semi-detached cottage enjoying a semi-rural location and affording open views from the side aspect across open farmland to the hills beyond. One of the key selling points of this fabulous cottage which was built in the 1900's, is its generous and established grounds which wrap around the property to three sides and which have been meticulously enhanced and maintained by the present owners and are a credit to them. In total the grounds extend to 0.23 of an acre and have a variety of mature beds planted to show colour and vibrance throughout the year, interspersed by mature specimen trees.

The property is approached via a shared road which leads to the private parking area for Bean House Cottage West providing space for two vehicles and access to the single garage. Here a pedestrian path leads through a wrought iron gate accessing the property's grounds.

The living accommodation benefits from double glazing and LPG central heating with a recently installed new Bosch boiler and comprises in more detail:

Storm Porch

Set under a pitched slate roof with a beautiful wooden support. Checkered quarry tiled floor complemented with an outside light point. A wonderful flowering wisteria covers the side of the porch. Hardwood front door with glazed insets opening through the characterful living accommodation.

Entrance Hall

Double glazed window to side, radiator, ceiling light point, stairs rising to first floor. Entrance to kitchen. Six panelled period door leading through to

Sitting Room 4.90m (15ft 10in) maximum into bay window x 3.30m (10ft 8in)

A lovely room with double glazed bay window to front taking in the views across the property's foregarden. Ceiling light point, coving to ceiling, decorative picture rail, dado rail. Radiator. The current owners have installed a wood burning stove set into a wooden fire surround with tiled back. Exposed floorboards.

Dining Kitchen 3.64m (11ft 9in) x 4.75m (15ft 4in)

Fitted with a butcher's block style wooden worktop sunk into which is a one and a half bowl stainless steel sink unit with mixer tap and drainer set under the double glazed sash window to rear. Matching wall cupboard and space and connection point for undercounter washing machine. Set into the brick fireplace is a gas fired **RANGEMASTER COOKER** which is included within the sale and to the right of this is space and connection for an electric american style fridge freezer. Ceiling light point. Radiator. Double glazed window to rear. Entrance through to a useful understairs pantry. Tiled splashbacks. The current owners have recently installed a new Worcester boiler which is connected to the wall. Door to inner lobby described later and door opening through to

Rear Lobby

Windows to two sides and wooden stable door opening to the garden. Tiled floor.





Inner Lobby

Accessed from the kitchen. Ceiling light point, double glazed window. Door opening through to

Bathroom

Fitted with a white low level WC, Victorian pedestal wash basin, rolled edge bath with thermostatically controlled shower over and circular shower curtain rail. Wall mounted chrome heated towel rail. Obscure double glazed window to rear. Tiled splash backs. Tiled floor. Loft access point. Wall mounted extractor fan and ceiling light point.

First Floor

Landing

Ceiling light point, loft access point. Period panelled doors opening through to

Bedroom 1 4.16m (13ft 5in) x 3.33m (10ft 9in)

A double bedroom with double glazed window to front overlooking the garden to the paddock beyond. High ceilings, ceiling light point, radiator. Archway leading through to

En Suite WC

Close coupled WC, vanity wash basin, obscured double glazed window to side, ceiling light point. Tiled splash backs.

Bedroom 2 3.61m (11ft 8in) x 2.48m (8ft) maximum into recess

Double glazed sash window to rear, ceiling light point, radiator. Floorboards.

Bedroom 3 2.73m (8ft 10in) x 2.14m (6ft 11in)

Double glazed window to rear, ceiling light point, radiator. Period cast iron fireplace. Wood floorboards.

Outside

The grounds wrap around the property to three sides of the property and extends to approximately one third of an acre. The gardens are mature and well established offering herbaceous beds planted to display colour throughout all seasons. There are productive fruit bushes to include currant, blackcurrant, gooseberry, raspberry. Around the property there are strategic light points. A hedged and fenced perimeter surrounds the grounds and fabulous westerly views are on offer across open farmland to the wooded slopes beyond. Interspersed throughout the garden are various specimen trees to include a Walnut, Willow, Tulip and an Indian Bean Tree to name but a few. There is a good sized lawn and throughout the garden are strategic seating areas where the pleasures of this fantastic setting can be enjoyed. An arbour covered in a climbing rose leads to a pergola walk way with grapevine and paved seating area. A raised decked area leads to the **SUMMERHOUSE/HOME OFFICE** (described later) to the side of which is a productive fruit and vegetable garden with **GREENHOUSE**. A chicken house and run. LPG storage tank. The garden further benefits from a outside water tap, light points, power sockets and wall mounted electric heater.

Workshop 3.35m (10ft 10in) x 3.72m (12ft)

Accessed from the rear patio, windows, ceiling light point, power. Ladder up to loft space ideal for storage. external woodstore. This is a versatile space which could be converted into a hobbies, games room or if water and drainage is connected as the main utility room.

Garden Room 2.79m (9ft) 9 x 3.41m (11ft) 7

Accessed from the decking area set under a pitched slate roof. Veranda with wooden stable door opening to this useful and versatile space. Windows to side, light and power. Wired ethernet connected to the main house. Could be used as a home office, studio or simply as a garden room from which to enjoy the lovely views.

Garage 5.66m (18ft 3in) x 3.20m (10ft 4in)

Up and over door to front, pedestrian door to side. Light and power.

Directions

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a short distance bear left into North Malvern Road and after no more than 300 yards take the first fork to the right into Cowleigh Road (towards Bromyard). Follow this route out of town and through Cowleigh woods for approximately one mile to the main junction with the A4103 Hereford to Worcester Road. Turn left towards Hereford following this route for almost a mile where the road dips and bears sharply left. You will pass the Red Lion Inn is on your left hand side after which the driveway can be found on the right hand side after 0.2 miles.



Services

We have been advised that mains water and electricity are connected to the property. LPG central heating. Drainage is to a shared septic tank. New Septic Tank Regulations were brought in on 1/01/2015 and enforced from 01/01/2020 relating to soakaways and septic tanks. We have information from the vendors confirming that the septic tank is pre 1983 and therefore is exempt from the most recent regulations. We would strongly advise that any interested party make their own enquiries with regards to this.

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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary. 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 infer 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 Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is G (18).



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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