

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IDYLICALLY POSITIONED GRADE II LISTED DETACHED BLACK AND WHITE TIMBER FRAMED COTTAGE  
SITUATED IN A BEAUTIFUL LOCATION OFFERING A GENEROUS GARDEN WHICH WRAPS AROUND THE  
PROPERTY WITH AN ADDITION OF A SMALL ONE ACRE PADDOCK AND COPPICE (AVAILABLE BY SEPARATE  
NEGOTIATION). NO CHAIN**

## Poundbridge - Offers in Excess of £425,000

Chapel Lane, Cradley, Malvern, WR13 5HX

 2  1  1





# Poundbridge

## Location & Description

Positioned 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). Cradley itself is highly regarded and well served with a number of local amenities including a doctor's surgery, a butchers shop, church, primary school and the Red Lion public house which is within walking distance via public footpaths.

The property is in the heart of unspoilt countryside and less than ten minutes by car from The Worcestershire Way and the Malvern Hills so it is within immediate reach of numerous countryside walks and a network of public footpaths passing through the village. In Malvern itself there is an excellent range of facilities including Waitrose supermarket, shops and banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern also has two railway stations and Junction 7 of the M5 motorway at Worcester is only about ten miles away. The area is also renowned for its educational facilities including a variety of highly regarded primary state and private schools (notably Malvern College and Malvern St James School as well as The Downs and Elms Preparatory Schools).

## Property Description

John Goodwin are thrilled to be able to offer to the market this historic Grade II Listed timber framed detached cottage situated in an idyllic setting in the popular and convenient village of Cradley.

The property is initially approached down a fully adopted lane leading off of Brookside and only servicing one other property. The private driveway to the property is accessed through a five bar vehicular gate that opens to allow parking for vehicles and giving access to a single garage with studio room attached to the rear.

As you enter via pedestrian gate from the driveway enclosed in a Beech hedge the pleasures of this wonderful setting are immediately apparent. There is a foregarden with planted beds alongside a bubbling brook. Of particular note are the grounds as they do continue further to the western side of the house and across a bridge onto the opposite bank. To the left is an open paddock and small coppice under a separate title which is available by separate negotiation and extends to approximately 1 acre. In total this superb property along with the paddock and coppice extend to 1.8 acres. From the initial paved patio area a recently constructed, Oak framed entrance porch under a tiled roof opens to the accommodation that is lovingly presented by the current owner and a lot of thought, care and attention has gone into the refurbishment of this wonderful cottage.

Accessed from the glazed front door the accommodation in more details comprises:

### Oak Framed Porch

Glazed windows to three sides, ceiling light point, Oak bench. A wonderful Oak wooden stable door which opens to

### Dining Kitchen 4.65m (15ft) max x 4.65m (15ft) max

A lovely triple aspect room with glazed windows to front, rear and side. The dining area is positioned in the centre of the room with a ceiling light point over. There is a range of fitted cupboard base units with a lovely Butchers block style worktop over, set into which is a ceramic sink with mixer tap and drainer. There is a Cook Master RANGE COOKER with extractor over and integrated FRIDGE under a slate worktop in the recessed fireplace. Mains gas central heating boiler. A returning staircase rises to the first floor and there is a useful understairs larder/storage cupboard. Flagstone style tiling throughout this area and two Oak doors open through to

### Sitting Room 4.54m (14ft 8in) x 3.72m (12ft)

A wonderful triple aspect room enjoying views over the garden. A focal point of the room is a woodburning stove set onto a Malvern Stone hearth with wooden mantle over. Radiator and wonderful lighting system.

First Floor

### Landing

Givings access to all rooms on this floor with what could have been an old jail door opening to







#### **Bedroom 1 4.54m (14ft 8in) x 3.69m (11ft 11in)**

Glazed dormer windows to front and rear with the front overlooking the garden and stream to the field beyond. Victorian style radiator, ceiling light point, access to loft space.

#### **Bedroom 2 2.48m (8ft) max x 3.90m (12ft 7in) max**

Double glazed dormer window to front. Recessed wardrobe with hanging and shelf space. Ceiling light point and imitation timber framing to one wall.

#### **Bathroom**

Fitted with a low level WC and beautiful vanity wash hand basin with mixer style tap and shelving under, panelled bath with mixer tap and thermostatically controlled shower over incorporating a rainfall and hand held unit. Electric wall mounted heater and Victorian style radiator. Tiled splashbacks and dormer window. Inset ceiling light points and ceiling mounted extractor fan.

#### **Utility/Office 3.49m (11ft 3in) max x 2.56m (8ft 3in) max**

Accessed from an external pedestrian door. This room is connected to the south westerly aspect of the cottage. Range of fitted cupboards with worktop and an integrated WASHING MACHINE. Full height FREEZER. One and a half bowl stainless steel sink unit with electric water heater over. Double glazed windows to two sides, tiled floor and door opening to

#### **Cloakroom**

Fitted with a low level WC, vanity wash hand basin with mixer tap and cupboard under. Inset ceiling spotlights and wall mounted extractor fan. Tiled floor.

#### **Outside**

No doubt any discerning buyer would recognise the selling potential of this wonderful property and in particular the grounds themselves which as previously stated extend to approximately 1.8 acres in total. Split into two triangular parcels of land, the first directly to the front of the cottage is a southerly facing paved patio area leading to a two tiered lawn divided by a planted bed, beyond which is a lovely stream. Steps lead down from the patio and give access to the garden which continues to the side of the house following the contour of the stream and having cut grass paths leading through mature specimen trees and including a wonderful semi-circular willow screened seating area. An archway in a dividing Willow hedge leads to the rear lawn which gives access in turn to the off road parking area for several cars. Situated directly behind the garage and accessed from the lawn is a decked seating area looking out over the opposite bank of the stream which is also owned by the cottage to the views of the field beyond. From here access is gained to the

#### **Studio/Craft Room 2.94m (9ft 6in) x 2.04m (6ft 7in)**

With glazed window and crafting bench overlooking the stream.

Garage 15'7 ft x 10'4 ft.

A decked path leads past a Log Store and to a bridge that gives access to the remainder of the land on the opposite bank which is a haven of rewilding with specimen trees and benefits from a secure store. Attached to the easterly boundary is a gently sloped paddock with its own vehicular access and this leads to a small coppice, both of these extend to a further one acre and are available by separate negotiation.

The garden is simply idyllic and this is a property that needs to be seen to appreciate not only the wonderful grounds but also the cottage itself.

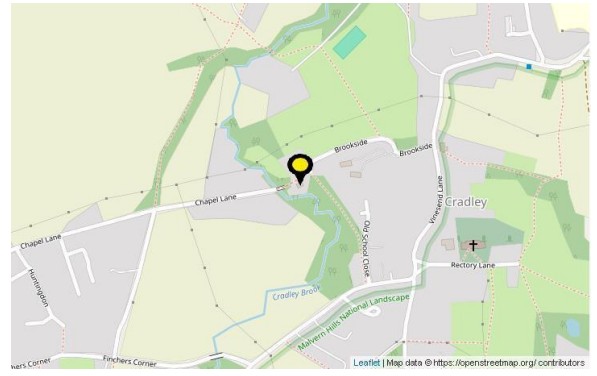
#### **Agents Note**

The vendor has informed us that the property flooded in 2007 when the whole area was affected but hasn't done since. Flood alleviation works were subsequently carried downstream. Insurance has never been an issue and combined flood and listed building insurance is around £500 for the current year.



#### Directions - IF USING SATNAV USE POSTCODE - WR13 5LE

From the agents office in Malvern proceed north along the A449 Worcester Road. After approximately quarter of a mile turn left signposted West Malvern and Bromyard. After a few hundred yards fork right on to Cowleigh Road. Continue out of Malvern through woodland and countryside for approximately a mile to a T junction with the main Hereford to Worcester Road (A4103). Turn left towards Hereford and continue down the hill taking the second turn left signed Cradley (opposite Millbank Garage). Follow this route passing a primary school on your right. After about quarter of a mile the road begins to lead downhill to a narrow point. At the bottom of the hill you will see a cul-de-sac on your right hand side (Brookside). Proceed into this cul-de-sac and take the first right into a narrow lane. Continue to the bottom where the private driveway and gate to Poundbridge can be found on the left hand side as indicated by the agent for sale board.



#### Services

We have been advised that mains gas, electricity, water and drainage 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 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 Malvern Office, Tel: 01684 892809

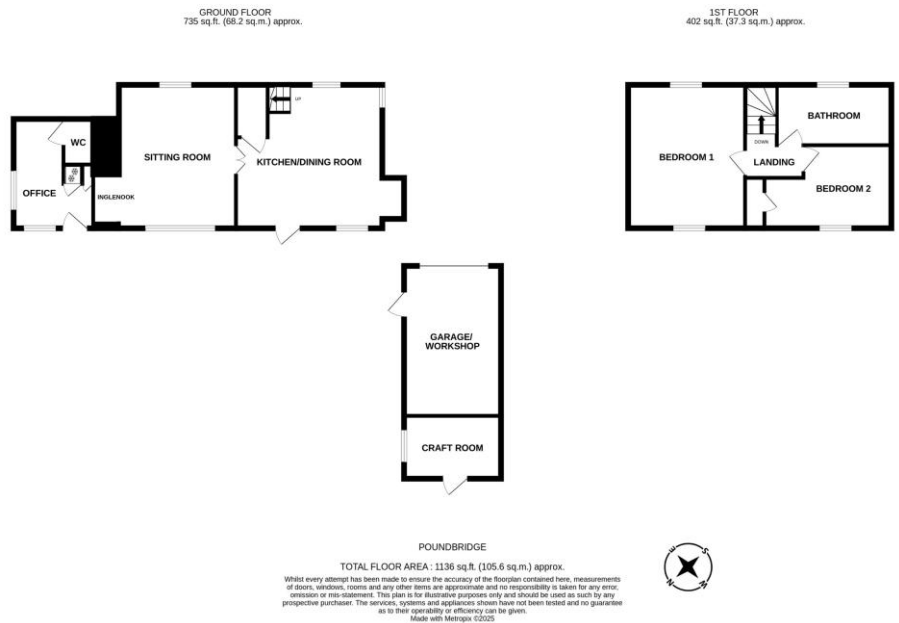
#### Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

#### EPC

An EPC is not required for this property due to its Listed status.



**Malvern Office**  
**01684 892809**

13 Worcester Road, WR14 4QY  
malvern@johngoodwin.co.uk

#### 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.



## Main House & Garden

