

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DECEPTIVELY SPACIOUS INDIVIDUAL DETACHED HOUSE IN A POPULAR VILLAGE LOCATION OFFERING FLEXIBLE 5 BEDROOMED ACCOMMODATION WITH SCOPE FOR AN ANNEXE AND BENEFITTING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH OFF ROAD PARKING AND LARGE GARDEN IN ALL APPROX 0.5 ACRES EPC: D

CONSIDERABLE POTENTIAL

Pilgrims - Guide Price: £500,000

Cradley, Malvern, Herefordshire WR13 5LL



Pilgrims

Location

Pilgrims occupies a very pleasant 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 a 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

Pilgrims is an individual detached property built in the late 1960s and most pleasantly located close to the village church.

The deceptively spacious and flexible accommodation has the benefit of mains gas fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, cloakroom with WC, dining kitchen, a utility room, sitting room, large family room and a ground floor bedroom with an Ensuite shower room. On the first floor the landing gives access to four bedrooms and a refitted bathroom with WC.

Outside there is off road parking and a large garden which is enclosed and private to the rear, in all extending to approximately half an acre.

ACCOMMODATION:

Entrance Hall

With double glazed front door. Double glazed windows to side. Stripped floor.

Cloakroom

Having a wash basin with tiled splashback and a WC. Single radiator. Exposed brickwork. Stripped floor.

Dining Kitchen 7.23m (23ft 4in) max. x 4.65m (15ft) max.

Fitted with a range of bespoke wooden units comprising a stainless steel twin bowl sink with base unit under. Further base units. Wall mounted cupboards. Tall built-in cupboards. Worktops. Plumbing for dishwasher. Double radiator. Wall mounted convector heater. Stairs to first floor. Double glazed window to rear. Double glazed sliding patio doors to rear garden.

Utility Room 2.76m (8ft 11in) x 1.91m (6ft 2in)

With a fitted stainless steel sink unit. Plumbing for washing machine. Wall mounted cupboards. Quarry tile floor. Double glazed door to front.

Sitting Room 5.66m (18ft 3in) x 4.62m (14ft 11in) min.

With a range of fitted shelving. Exposed brickwork. Stripped floor. Skirting radiators. Large double glazed bay window overlooking the rear garden.





Family Room 6.02m (19ft 5in) x 5.71m (18ft 5in)

Having a feature panelled vaulted ceiling. Fitted log burning stove with slate hearth. Unusual curved alcove. Double radiator. Two double glazed Velux roof windows. Double glazed window to side. Double glazed door and window to front. Further double glazed door and window to rear.

Bedroom 1 5.66m (18ft 3in) max. x 4.88m (15ft 9in)

With wall mounted night storage heater. Double glazed window to front. Double glazed sliding patio doors to rear.

This area of the property offers considerable potential to create an annexe if required.

Ensuite Shower Room

Fitted with a tiled shower cubicle, wash basin and a WC. Half-tiled surrounds. Shaver point. Extractor fan. Chrome ladder radiator. Double glazed window to front.

Landing

With single radiator. Exposed brickwork. Stripped floor. Two large double glazed windows to front.

Bedroom 2 3.90m (12ft 7in) x 2.92m (9ft 5in) max.

Fitted wash basin. Shaver point. Fitted wardrobes with sliding doors. Fitted shelving. Single radiator. Double glazed window to rear.

Bedroom 3 4.73m (15ft 3in) x 2.87m (9ft 3in) max.

Having fitted wardrobes with sliding doors. Double radiator. Large double glazed window to rear.

Bedroom 4 3.18m (10ft 3in) plus door recess x 2.89m (9ft 4in)

With built-in double wardrobe. Single radiator. Large double glazed window to rear.

Bedroom 5 3.64m (11ft 9in) x 2.11m (6ft 10in)

With built-in double a wardrobe. Single radiator. Access to roof space. Double glazed window to rear.

Family Bathroom

Refitted with a white suite comprising a panelled bath with shower over and attractive tiled surrounds, wash basin and a WC. Shaver point. Ladder radiator. Tiled floor. Built-in cupboard housing a wall mounted Worcester gas fired boiler.

Outside

To the front of the property there is an area of lawn and mature trees. A stone driveway provides off road parking.

A gate to the side of the house gives access to a large enclosed and private rear garden which is arranged with a blue brick terrace, areas of lawn, a paddock and further mature trees including fruit trees.

There is a small lean-to greenhouse.

Services

We have been advised that mains water, gas, electricity 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.

Directions

From the Ledbury office turn left at the traffic lights and proceed through the town centre. Proceed straight over the traffic lights by the railway station onto the B4214 Bromyard Road. Continue out of Ledbury, passing through the village of Bosbury and proceed into Cradley. Continue through the village passing the village shop and doctors surgery. After the sharp left hand bend turn immediately right in to Finchers Corner signed posted to Mathon and Colwall, the church and village hall. Continue to the end of this lane and then turn left. Proceed up the hill and follow the road around to the left and the property will then be found immediately on the left hand side just after the war memorial.



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 634648)

Council Tax

BAND F

EPC

The EPC rating for this property is D (62)



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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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