



Captain's Cottage

Sandy Lane, Cradley, Malvern, Herefordshire, WR13 5LS



COUNTRY & CLASSIC

Captain's Cottage

Three Bedroom Cottage with Separate Studio, Good Sized Garden, Private Parking & Lovely Views to the Malverns. Beautifully Presented Throughout with Many Period Features. Situated in the Middle of the Popular Village of Cradley with Great Walking Straight from the Door

THE PROPERTY

- Enclosed Porch with Space for Boots & Coats
- Attractive Double Aspect Sitting Room with Large Bay Window, Woodburner, Exposed Beams & Tiled Floor
- Open Plan Fitted Kitchen/Dining Room, Double Aspect with Bay Window. with 1.5 Porcelain Sink, Double Oven with Gas Hob
- Utility Area with Space for Large Fridge/Freezer
- Large Understairs Cupboard/Storage
- Main Bedroom, Double Aspect with Fabulous Views to the Malverns. Large Fitted Wardrobes
- Second Double Bedroom
- Single Bedroom/Study
- Attractive Office Landing Space with Built in Shelving & Views to the Malverns

THE OUTSIDE

- Large Garden Studio (Original Bakehouse) with Original Bread Oven & Fireplace. Fully Insulated with Solid Oak Floor, Lights & Electrics
- Very Attractive South Facing Cottage Garden, Lawned with Surrounding Flower Beds, Beech Hedge & Fruit Trees
- Pretty Decking Area to Catch the Sun all Day & Enjoy the Views
- Raised Vegetable/Flower Beds
- Attractive Rear Terrace with Gate to Private off Road Parking
- Storage Shed at Rear of Studio Building
- Further Woodstore & Small Garden Shed

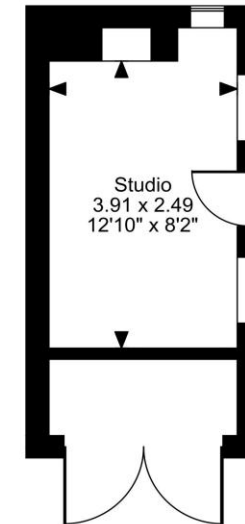
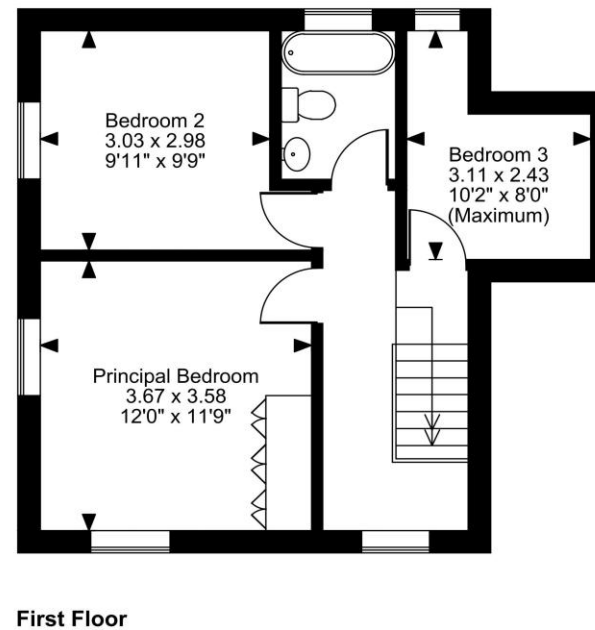
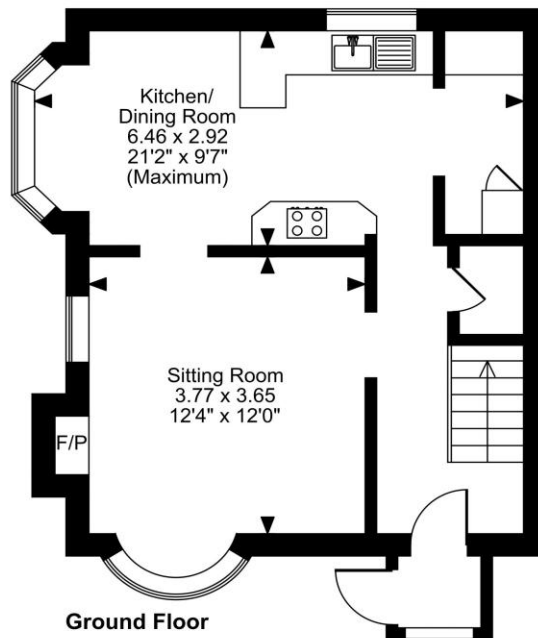
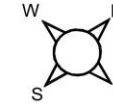




FLOOR PLANS

Total Approx. Floor Area 1037 Sq. Ft. (97 Sq. M.)

Captains Cottage, Cradley, Malvern
Approximate Gross Internal Area
Main House = 892 Sq Ft/83 Sq M
Studio = 145 Sq Ft/14 Sq M
Total = 1037 Sq Ft/97 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Studio



THE SITUATION

- Situated in the Heart of the Popular Village of Cradley, with Post Office, Church, Village Hall & Primary School
- Malvern 5 Miles, Ledbury 8 Miles both with Mainline Trains and Shops & Schools
- Worcester 11 Miles, Hereford 16 Miles
- M50 Junction 2 - 12 Miles, M5 Junction 7 - 14 Miles

PRACTICALITIES

- Council Tax Band D – Herefordshire District Council
- Mains Electricity, Water, Gas & Drainage
- Mains Gas Central Heating
- Double Glazed Windows Throughout
- Broadband – Fibre

DIRECTIONS

What3Words: enable.crackled.loudness

WR13 5LS – Sat Nav is accurate. From the A4103 Hereford/Worcester Road. Take the B4220 towards Cradley. The property is 0.5 miles on the left hand side just before the Royal British Legion, on a corner at a junction with a track/footpath. Parking for the property is down the track on the left hand side. Coming from Ledbury the property is immediately after the Royal British Legion and almost opposite the Doctor's Surgery.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.


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