Since 1971
Andrew Grant



Fantasia

Guide price £1,300,000



Fantasia

Mirrorbrook, Stoney Cross, Cradley, WR13 5JB

An extraordinary modern country home showcasing striking architecture, eco credentials and panoramic views across the Malvern Hills.

9 Bedrooms | 7 Bathrooms | 5 Receptions | Panoramic Malvern Hills views

Modern multi-generational home, situated in rural Cradley, with circular wings and panoramic views of the Malvern Hills. Three kitchens and three utility areas provide further independence for multi-generational living, along with a wheelchair-accessible lift serving all three floors. The open-plan second floor features a bespoke kitchen, dining area, sun terrace, striking wood burner and optional pizza oven. A luxurious principal suite offers curved walls, a dressing area and indulgent en suite. There are nine bedrooms in total, five with private bath or shower rooms. A private gravel driveway provides parking for up to eight cars, with further spaces for the annexe. Approved planning permission allows conversion to two apartments and a maisonette.

6526 sq ft (606.3 sq m)

Freehold

The kitchen and dining room

Designed for sociable cooking, this contemporary kitchen forms the heart of the top floor. A long quartz-topped island incorporates an induction hob, sink and breakfast bar and is paired with sleek handleless cabinetry and integrated appliances. Floor-to-ceiling storage, a built-in bench beneath panoramic windows and sliding doors to the terrace make this a space for serious cooks and informal gatherings alike.

Adjoining the kitchen, the dining area provides a dedicated space for family meals and entertaining. A full-length bank of base and wall units with an inset sink and wine fridge offers useful serving and storage space, while a wide picture window frames countryside views. There is ample room for a long table, making this area perfect for both informal breakfasts and celebratory dinners. Positioned just off the dining area is a pizza oven, available by separate negotiation. Although not currently installed, the oven is already in position and the roof has been adapted to accommodate the required flue.



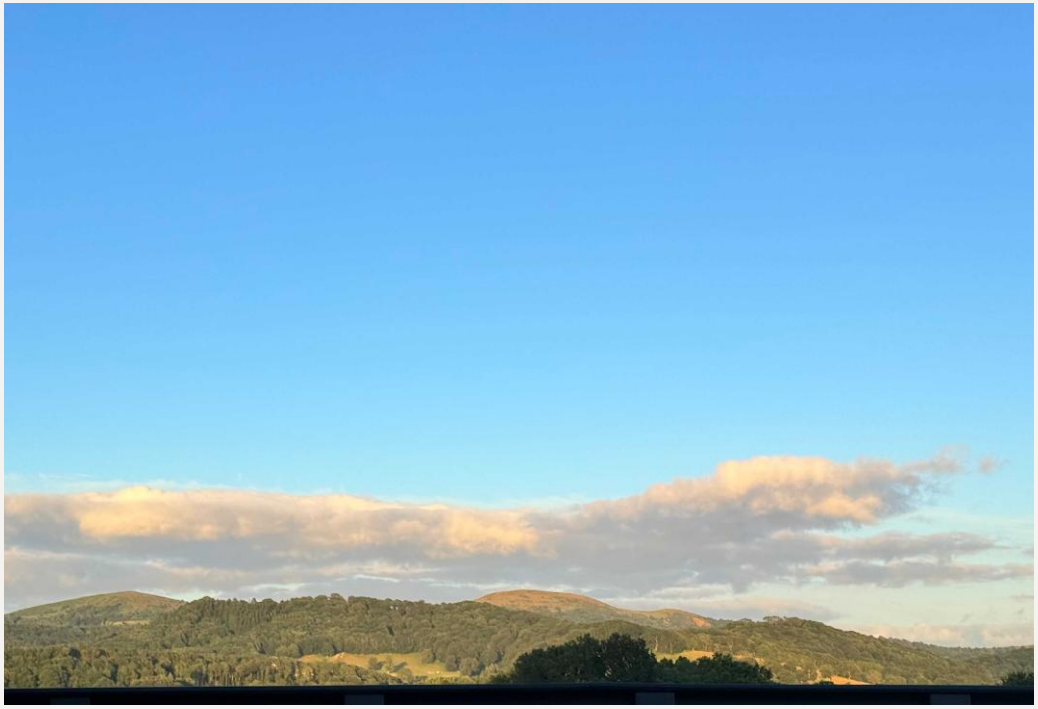













Home
Relax

The living room and sitting room

Set within the eastern wing, the main living room is designed for relaxation and conversation. A sweeping arc of windows captures the stunning panoramic views towards the Malvern Hills National Landscape, a defining feature of the property. A striking wood burner creates a natural focal point within the room. Positioned adjacent to the kitchen and dining space, this generous room allows family and guests to gather together while still enjoying the open-plan ambience.

Opposite the kitchen, the sitting room offers a quiet retreat for reading, working or watching television. Glazed bi-fold doors open directly onto the sun terrace while slim clerestory windows maintain privacy without compromising daylight. There is plenty of space for a home office or comfy seating, making this a versatile room that can adapt as your needs change.









The sun terrace

Spanning the south-eastern side of the second floor, the terrace is an extension of the living space. It provides ample room for alfresco dining and lounge furniture, enclosed by contemporary screening for shelter. From here you can enjoy unobstructed views over the gardens and surrounding countryside, making it a perfect spot for morning coffee or evening drinks.



The principal bedroom and en suite

Occupying the circular south-eastern wing on the first floor, the principal bedroom delivers a private sanctuary. Curved walls and a bank of windows add architectural interest and emphasise the room's generous proportions. The suite flows into a dressing area and luxurious en suite, creating a relaxing haven separate from the main living spaces.

The principal en suite epitomises contemporary luxury. It features a freestanding tub set beneath a round porthole window and a walk-in rainfall shower enclosure. A sleek wall-hung vanity and heated towel rail complete this spa-like space, which adjoins the principal bedroom to form a true retreat.







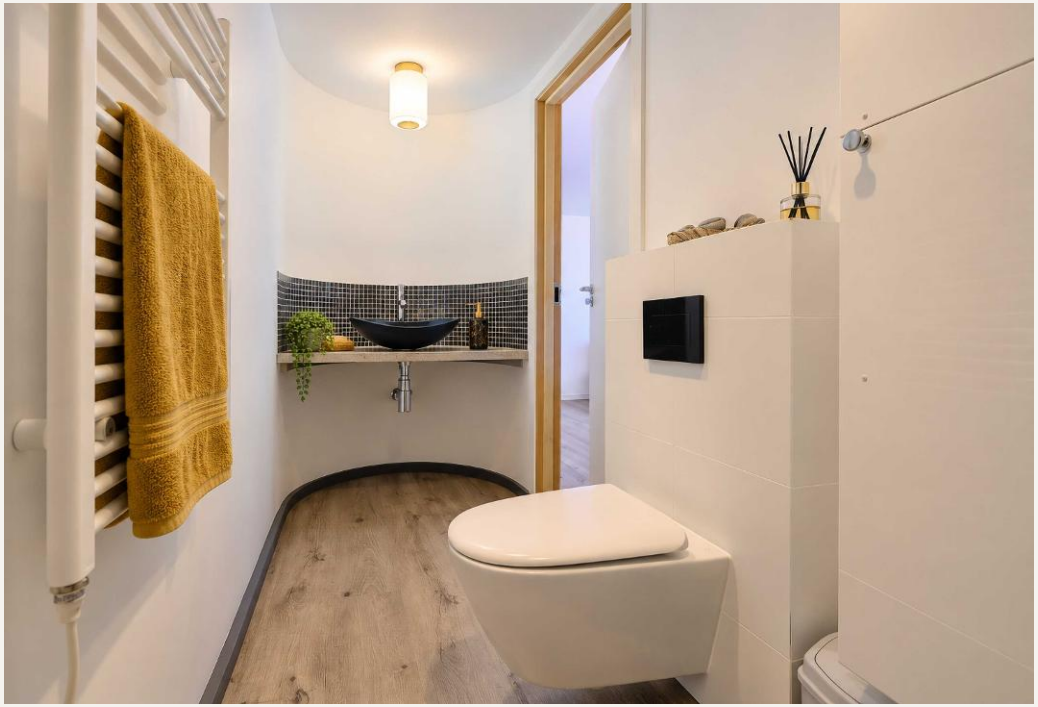


The second and third bedrooms

The second bedroom provides ample accommodation for family or guests. It benefits from dual-aspect windows and its own en suite shower room fitted with a curved mosaic vanity and contemporary sanitaryware. Situated off the central landing, this room offers privacy and comfort without feeling disconnected from the rest of the home.

The third bedroom is another well-proportioned double room. It is complemented by a stylish en suite bathroom featuring a freestanding tub, a curved glass shower cubicle and a wall-mounted WC. Large windows ensure the room feels bright and restful, and there is space for wardrobes and seating if desired.











The fourth and fifth bedrooms and the utility

This generous double bedroom sits off the first-floor landing and can serve as a guest room or study. With a window overlooking the grounds and easy access to the en suite bathroom, it offers flexibility for a growing family or visiting friends. The en suite features a shower, WC and wash basin, with a window for light and ventilation.

The fifth bedroom is positioned near the landing and enjoys built-in alcove shelving, providing useful storage and a window lets in views over the gardens. This room would suit a teenager or overnight guests and is sized for a double bed with space for additional furniture.

A large utility room makes household chores simple. There is extensive fitted storage, space for laundry appliances and a deep sink with integrated dog-wash attachment. This practical room also provides plenty of space for boots and coats and has a door out to the grounds.









The atrium

A dramatic circular atrium links all three floors. A contemporary cylindrical wheelchair-accessible lift rises through the triple-height stairwell, complemented by a sculptural cantilevered staircase. This striking feature makes each storey accessible and future-proofs the house while also bringing light and a sense of occasion to every level.







The primary annexe

The annexe offers independent living accommodation with an open-plan kitchen, dining and living area. The modern kitchen features integrated appliances and a central island, while the bright sitting area enjoys garden views. A separate utility room provides useful laundry and storage space.

The primary bedroom of the annexe creates a stylish retreat. Twin recessed shelving towers frame the sleeping area and a deep window sill adds a natural seating or display space. Its luxurious en suite boasts a freestanding bath, separate corner shower and pedestal basin with illuminated mirror.

Two further bedrooms within the annexe provide comfortable accommodation for family members or guests, each benefiting from deep windows and space for a double bed. Served by a modern shower room featuring a glazed enclosure, sleek vanity unit and low-level WC, this area offers practical and contemporary living.

















The secondary annexe

A self-contained secondary annexe provides flexible accommodation with its own private entrance. The suite includes a spacious circular family room, fitted kitchen, double bedroom and modern shower room, making it ideal for multi-generational living, guest accommodation or potential holiday-let use. Multiple windows and a glazed door create a bright and welcoming environment while allowing the space to operate independently from the main house.









The driveway and parking

Approached via a private lane, the property enjoys excellent parking provisions. A generous gravelled driveway sweeps down to the front, providing spaces for up to eight cars and giving access to both annexes. Landscaped borders, contemporary fencing and external lighting create an attractive arrival, with further parking at the annexe entrance for added convenience.





Planning permission

Planning permission has been granted for the subdivision of Fantasia into three separate dwellings, comprising two ground-floor apartments and a maisonette arranged across the upper two floors. The approved arrangement provides a three-bedroom apartment, a one-bedroom apartment and a five-bedroom maisonette, offering purchasers an alternative to retaining the property as one substantial multi-generational home.





Location

Cradley lies amid rolling countryside on the Worcestershire/Herefordshire border close to the Malvern Hills. The village supports a friendly community with a GP, shop, village hall and St James's Church, with wider amenities in nearby Malvern and Ledbury including supermarkets, independent retailers, cafés and leisure facilities. There are golf courses and sporting venues within easy reach and the area is known for its festivals and cultural attractions. Schooling options include Cradley C of E Primary School, preparatory schools in Colwall and well-regarded independent and state schools in Malvern and Worcester. Road links connect quickly to the motorway network and there are mainline stations at Ledbury and Colwall offering services to regional centres and London.



Services

The property benefits from mains electricity, water and drainage. Central heating is provided by an air source heat pump.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps

Mobile Coverage

Likely available from EE, Three, Vodafone and O2

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

EPC

The EPC rating for this property is: B

Council Tax

The Council Tax for this property is Band H



Agent Note

Planning permission has been granted under application reference 242578 for the subdivision of the existing dwellinghouse to form two apartments and a maisonette. The permission is subject to conditions. Prospective purchasers should review the decision notice and approved plans and confirm whether any further consents are required.

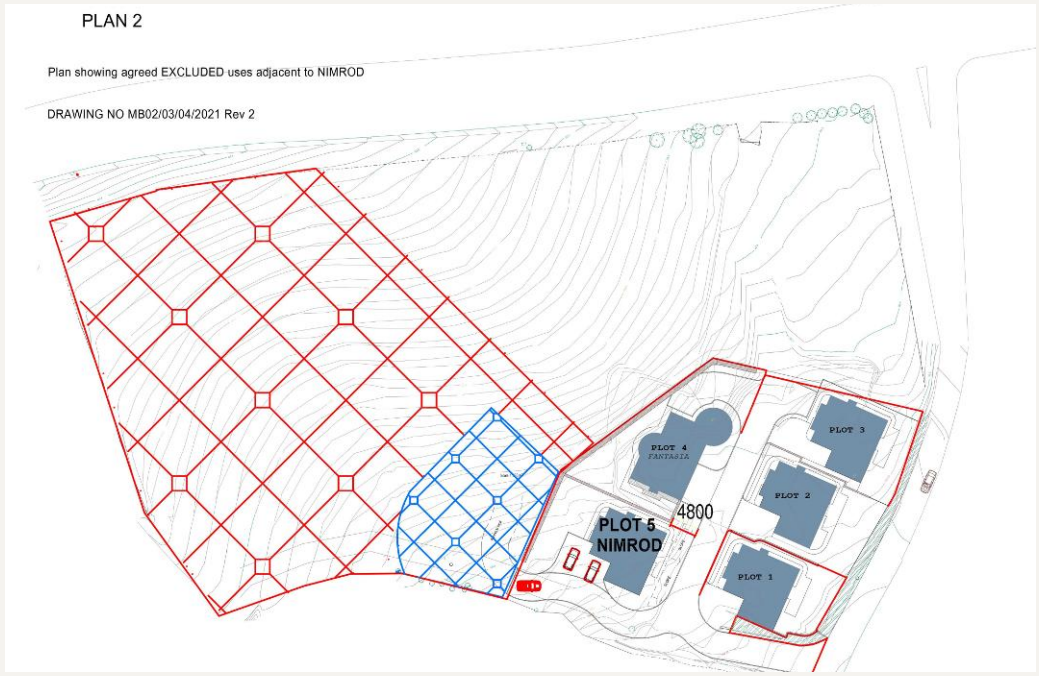
Approximately 1.72 acres of additional land is available separately at a fixed price of £40,000, subject to a proposed overage of 60% for 40 years. The vendor is confirming the overage terms with their solicitor.

Parts of the additional land are subject to restrictive covenants set out in a Transfer dated 20 April 2021. The area cross-hatched blue on Plan 2 of the Transfer may only be used for road access, mains services or as domestic garden or amenity land. No buildings may be constructed on that area. The area cross-hatched red may not be used for industrial purposes, agricultural manufacturing, as a slaughterhouse, or for agricultural or horticultural uses that create excessive noise or smell. Grazing and keeping animals are permitted under that covenant. Bamboo may not be planted in either area, and both sets of restrictions apply where the areas overlap.

Prospective purchasers should ask their solicitor to verify the final overage terms, including what would trigger a payment and how it would be calculated, and to confirm the extent of the land affected by the covenants by reference to Plan 2 of the Transfer.

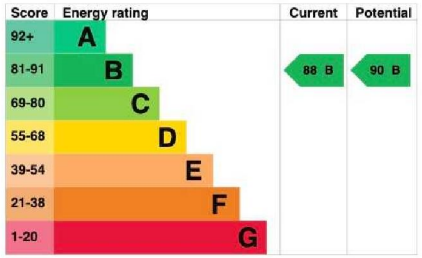
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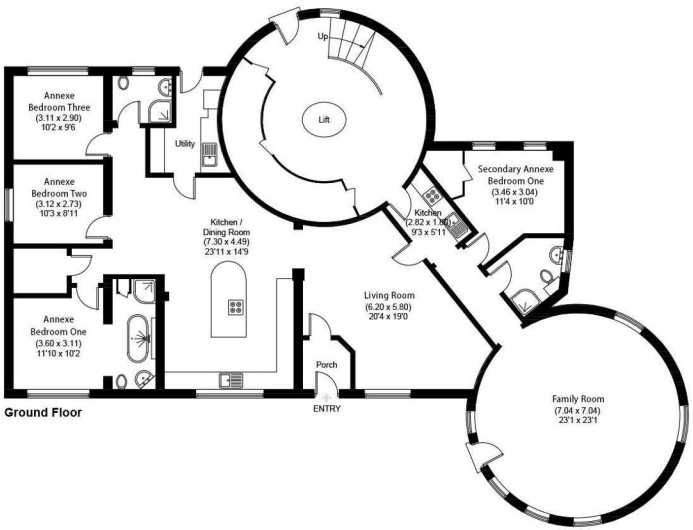


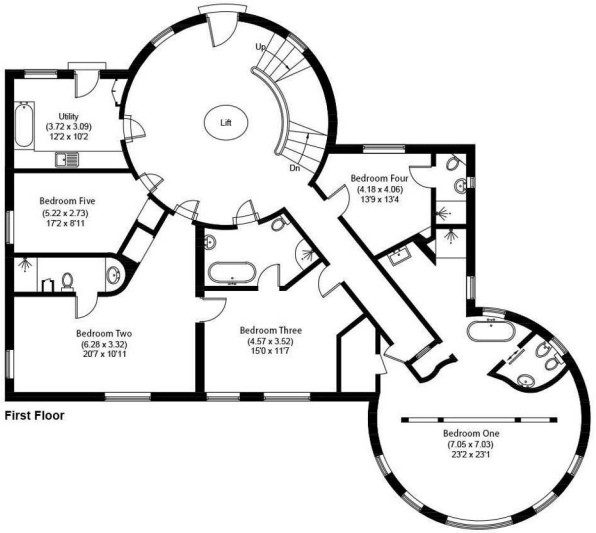


Fantasia, Mirrorbrook

Approximate Gross Internal Area
Ground Floor = 234.8 sq m / 2527 sq ft
First Floor = 198.6 sq m / 2138 sq ft
Second Floor = 172.9 sq m / 1861 sq ft
Total = 606.3 sq m / 6526 sq ft







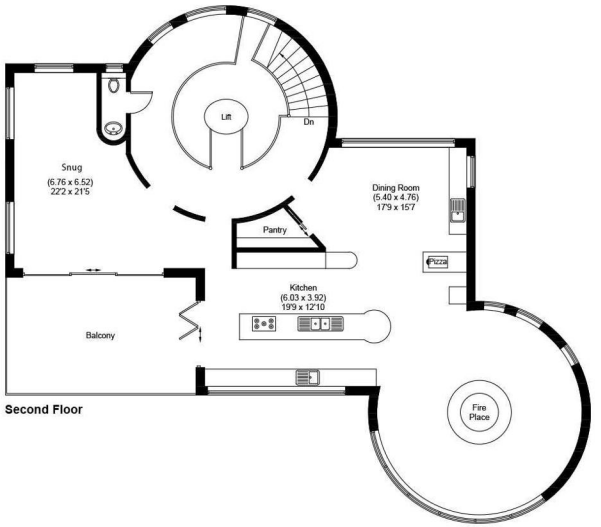


Illustration for identification purposes only, measurements are approximate, not to scale.

DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.





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