Birch Cottage, Stoney Cross, Cradley, Malvern, WR13 5JB

Allan Morris
estate agents

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Stoney Cross, Cradley, WR13 5JB

Birch Cottage is a delightful property situated on the edge of the village of Cradley, with the most enviable outlook to the rear over fields and along the Malvern Hills beyond. Grade II listed, part of the property dates back to the 16th century, with more recent additions which gives a lovely mix of period charm and modern living. Comprising; entrance hallway, sitting room with wood burner, snug, fabulous kitchen dining room with huge floor to ceiling windows to take in the views, utility room, WC, first floor landing, three bedrooms, master with en-suite and a further shower room. The property is set in delightful gardens, accessed via a gated driveway, with ample parking, detached double garage, beautifully maintained gardens, with a terrace along the rear that enjoys the views. In the garden is a substantial outbuilding that works well as an annex, home office or studio/workspace, with its own shower room. This really is a beautiful, characterful and immaculate cottage, in a village location and the added bonus of one of the best uninterrupted views of the Malvern Hills. A viewing is absolutely essential to appreciate the position, plot and outlook on offer.

ENTRANCE HALL
Full height ceiling, four front facing double glazed windows, solid wooden door opens to Hallway, wooden spindle staircase leads to first floor, tall radiator, telephone and broadband point, built-in storage cupboard, under stairs storage cupboard, tiled floor, door to:

WC 6'5" x 2'9" (1.96m x 0.85m)
Side facing double glazed window, low level WC, wash basin with storage below, radiator, continued tiled floor.

SITTING ROOM 12'1" x 22'4" (3.70m x 6.83m)
Dual aspect with two rear facing double glazed windows, side facing double glazed double doors which open to the south terrace, contemporary corner situated wood burner and slate hearth, two tall radiators, television point, wood effect floor.

SNUG 11'5" x 16'8" (3.50m x 5.10m)
Two front facing double glazed windows, the oldest part of the house with exposed beams and wood, recessed stone fireplace with slate hearth and wood burner, radiator, television point.

KITCHEN DINING ROOM 24'6" x 10'8" (7.47m x 3.27m)
With full width double glazed windows and double doors opening to the rear taking in a delightful open aspect and enviable view of the Malvern Hills, tiled floor, tall radiator, three skylight windows, that flood the room with light.

KITCHEN AREA
Has a range of wooden base level units with granite worktop, inset ceramic Belfast sink and mixer tap, tall radiator, space for large fridge freezer with plumbing for water supply, Rangemaster cooker, with five gas rings, extractor hood over, spot lighting, side facing double glazed window, wooden stable doors out to garden, doorway to:

UTILITY 10'5" x 4'8" (3.19m x 1.44m)
Front facing double glazed window, complimentary eye and base level units, work surface, ceramic sink with mixer tap, space and plumbing for washing machine and dishwasher, additional shelving, cupboard housing Worcester combi boiler, radiator, continued tiled floor and spot lighting.

FIRST FLOOR LANDING
With doors to;

BEDROOM ONE 11'11" x 12'0" (3.64m x 3.68m)
Rear facing window with a fine view of the Malvern hills, two sets of fitted wardrobes, radiator, opens to:

EN SUITE
Side facing double glazed window, corner shower cubicle, low level WC, vanity unit with wash basin, heated towel rail and radiator, extractor fan.

BEDROOM TWO 11'6" x 9'0" (3.52m x 2.75m)
Dual aspect with front and rear facing uPVC windows, exposed beams and timbers, wall lights, radiator, door to:

BEDROOM THREE 11'5" x 7'6" (3.50m x 2.30m)
Dual aspect with side and rear facing window, exposed beams and timbers, radiator, wall lights, under counter storage.

BATHROOM 9'6" x 5'4" (2.92m x 1.65m)
Rear facing window, shower cubicle, low level WC, wash basin, heated towel rail.

GARAGE 15'10" x 17'3" (4.84m x 5.27m)
Detached double garage, electric roller door, power and light, additional storage area.

FRONTAGE
Double gates open to driveway, laid to stone chipping providing ample parking for four to six cars and access to the garage. Side facing terrace laid to slab enjoying sunshine all day and looks towards the Malvern Hills across fields. Section behind the garage has a seating area with a metal shed and composting area, more specimen trees, shrub planting, laid to stone chippings, with outside lighting.

ANNEXE
uPVC front door opens to

ENTRANCE HALL
Loft access, door to:

SHOWER ROOM 6'2" x 5'1" (1.88m x 1.56m)
Front facing uPVC window, low level WC, wash basin, tiled shower cubicle unit, electric shower over, heated towel rail, spot lighting.

SITTING ROOM/BEDROOM/STUDY 13'8" x 8'11" (4.18m x 2.74m)
Two front facing uPVC windows, electric heater, wall lights, views over the garden.

DIRECTIONS
From the centre of Great Malvern head north on to Worcester Road. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Follow this road for some distance past the The Red Lion on your left and take the next left turning signposted Bosbury/Ledbury into Cradley. The property can be found on the left hand side as shown by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

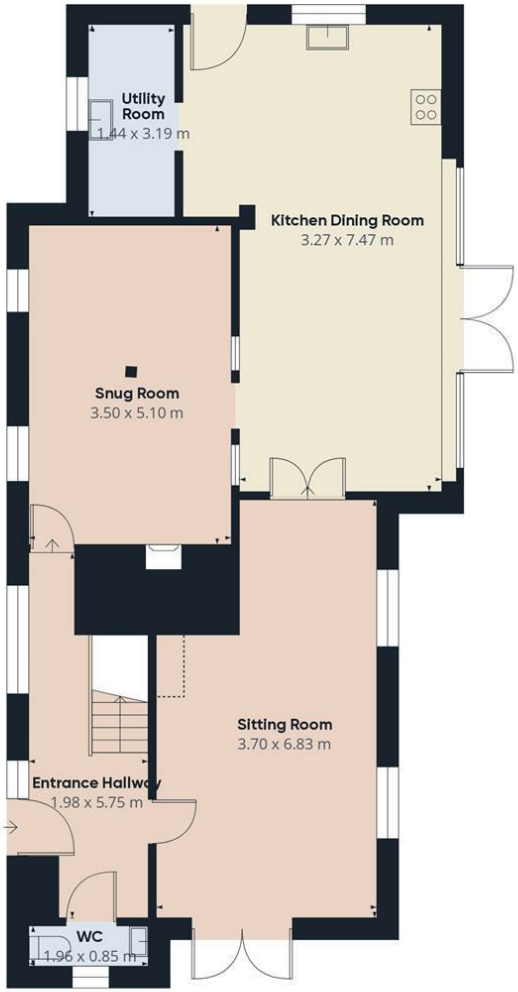
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity and water and drainage. Mains gas is also connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

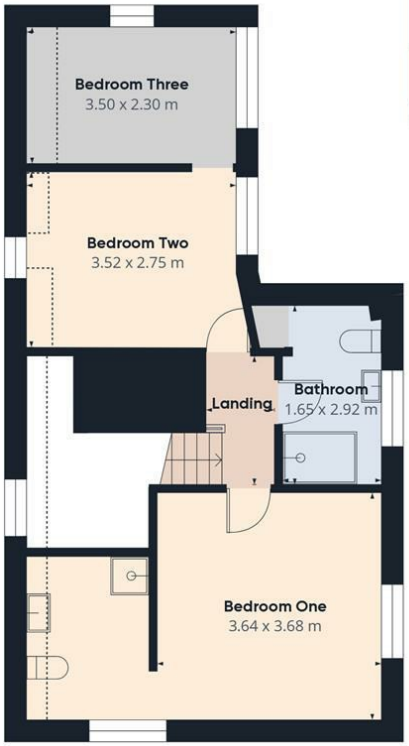
OUTGOINGS: Local Council: Hereford County Council 01432 260000; at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC

ASKING PRICE - £600,000



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

587.11 m²

Reduced headroom

3.08 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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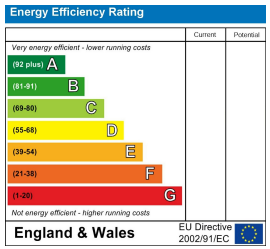

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Birch
Cottage