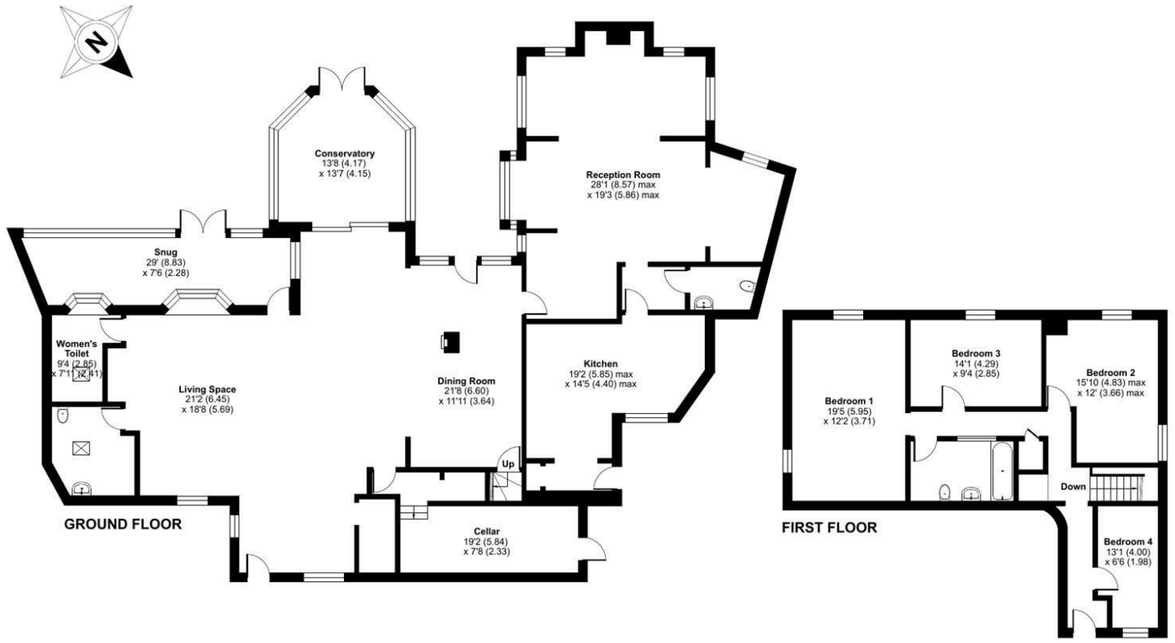
FOR SALE

The Prancing Pony Stiffords Bridge, Cradley, Worcestershire, WR13 5NN

Approximate Area = 3716 sq ft / 345.2 sq m

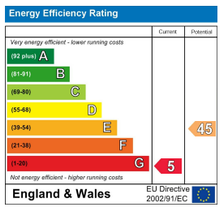
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1393624

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

FOR SALE

Offers in the region of £400,000

The Prancing Pony Stiffords Bridge, Cradley, Worcestershire, WR13 5NN

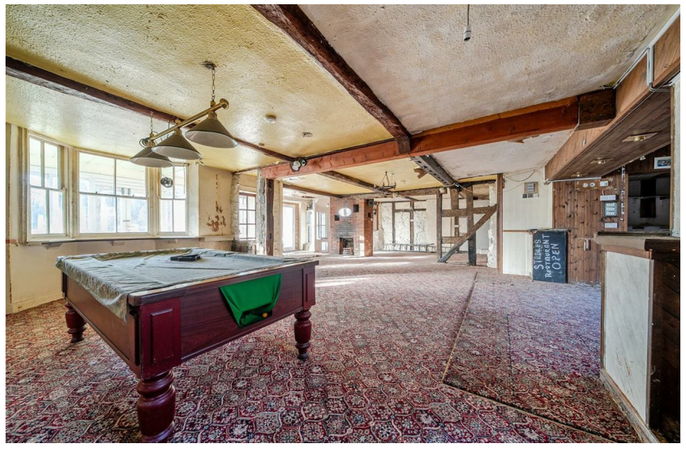
A substantial and characterful four-bedroom detached property offering extensive and versatile accommodation, set in a semi-rural position at Stiffords Bridge. The property is in need of renovation and modernisation, providing multiple reception rooms, generous internal space extending to approximately 3,716 sq ft, and excellent potential for a variety of uses, subject to any necessary consents.

FOR SALE

4 Reception Room/s

4 Bedroom/s

1 Bath/Shower Room/s



- **Substantial detached property extending to approx. 3,716 sq ft**
- **Semi-rural position at Stiffords Bridge, near Cradley & Malvern**
- **Four bedrooms**
- **Multiple reception rooms**
- **Flexible and versatile accommodation**
- **In need of renovation and modernisation**
- **Outdoor space with rural outlook**

DESCRIPTION
Halls are delighted with instructions to offer The Prancing Pony, Stiffords Bridge, for sale by private treaty.

The property is of period construction and provides well-proportioned accommodation arranged over two floors. Internally, the layout offers considerable flexibility, with a range of reception rooms suited to family living, entertaining, or alternative uses. The accommodation is complemented by four bedrooms and bathroom facilities, creating a substantial home with scope for renovation and improvement.

SITUATION
The Prancing Pony occupies a convenient yet semi-rural position at Stiffords Bridge, close to the village of Cradley, within easy reach of Malvern and the surrounding Worcestershire countryside. The location offers a balance of rural charm with accessibility to local amenities, schooling and transport links.

W3W
///stuffing.bubble.champions

SCHOOLING
The area is well served by a range of primary and secondary schools, together with further education options within Malvern and the wider Worcestershire area, making the property suitable for family occupation.

DIRECTIONS
From Halls office on Franche Road, take The Ringway and Worcester Rd to A449. Continue on A449. Take A38 and A44 to A4103.

Follow A4103 to Herefordshire. Where the property is located on the right hand side as indicated by the agent's For Sale board.

THE PROPERTY
The property offers approximately 3,716 sq ft (345.2 sq m) of accommodation, formerly a public house and benefitting from a change of us to a domestic dwelling in July 2011.

The ground floor has ample scope for substantial renovation.

The generous internal proportions and number of reception rooms provide excellent flexibility, offering potential to reconfigure the layout to suit a variety of requirements, subject to any necessary consents and currently consists of a living area, reception room, conservatory, a snug, cellar, three cloakrooms and kitchen.

The exposed oak beam and stone internal walls throughout the property provide superb character, giving the opportunity to further modernise the property using the original properties character features.

The conservatory and snug provide further ground floor area for additional renovation.

The first floor has four spacious bedrooms which also benefit from the exposed oak beam character features with opportunity for further configuration.

There is a fitted bathroom of the first floor with ample space for additional utilities and reconfiguration.

A thoughtfully arranged external layout enables first-floor access to a raised section of the rear garden, creating an attractive and private area for outdoor living.

OUTSIDE
Upon approaching the property you are met with a tarmac drive which provides access to the residential dwelling and 1.44 acre amenity paddock to the South-West of the drive.

The dwelling benefits from a private drive for three vehicles, mature shrub borders and a small area of front lawn.

To the rear of the property is a multi level landscaped garden, bordered by mature hedgerows and walled boundary features. The space benefits from further landscaping and attention.

The property benefits from a further 1.44 acre paddock running alongside Cradley Brook, which provides a natural water source and an ideal space for equestrian, amenity or alternative uses subject to the necessary consents.

SERVICES
We understand that the property benefits from mains water, electricity and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE
The property is offered for sale freehold with vacant possession upon completion.

LOCAL AUTHORITY
Hereford County Council, Plough Ln, Hereford HR4 0LE

01432 260000

COUNCIL TAX
Council tax Band E

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP