

Philip Laney & Jolly

Hook Lane Cottage Cradley, Worcester, WR6 5AH

Guide Price £550,000 Tenure: Freehold Council Tax Band: E

3 2 2 E

Philip Laney & Jolly Malvern are delighted to welcome Hook Lane Cottage to the market.

A stunning detached three bedroom rural cottage full of character, enjoying panoramic views over the surrounding countryside. Set within private gardens of approximately one fifth of an acre, the property also benefits from a garage and ample parking.

This beautifully presented and thoughtfully extended home has been carefully maintained by the current owners and offers well balanced accommodation comprising an inviting study hall, an impressive and light sitting room with wood burner and doors opening onto a West facing deck, a separate dining room, a bespoke refitted kitchen with appliances, utility room and cloakroom. To the first floor is a spacious landing, a main bedroom with balcony positioned to enjoy the far reaching views, two further bedrooms and a family bathroom.

Additional benefits include central heating and double glazing.

Outside, the landscaped and much loved gardens extend to approximately 0.21 acres and have been thoughtfully designed with generous decking and seating areas to fully appreciate the exceptional countryside views.

The property also features a detached double garage with room over offering excellent potential for a home office.

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Entrance Porch
Composite front door. Ceiling light point.

Entrance Hallway
Double glazed window to front aspect. Two wall light points. Radiator. Understairs storage cupboard. Stairs rising to first floor. Doors off to:

Living Room
Steps down into large living room. Two radiators. Ceiling light point. Double glazed window to front and side aspects. Double glazed French doors leading out into garden. Log burner inset into fireplace. Reclaimed church feature door.

Kitchen
Matching wall and base units. Downlights underneath the wall units. Radiator. Ceiling light point. Two skylights. Double glazed window to rear aspect. Belfast sink with chrome swan neck tap. Neff induction hob with extractor fan over. Integrated Neff oven and microwave. Integrated fridge, freezer and dishwasher. Door leading to:

Utility Room
Space and plumbing for washing machine. Housing under-counter Grant oil boiler. Double glazed window to rear aspect. Double glazed door leading out to garage. Ceiling light point.

W C
Obscure double glazed window to rear aspect. Low level WC. Wash hand basin inset into vanity unit.

Dining Room
Three wall light points. Radiator. Double glazed window to front and side aspects. Internal feature window.

Landing
Two ceiling light points. Double glazed windows to front and rear aspects. Three radiators. Access to loft. Airing cupboard. Doors off to:

Main Bedroom
Ceiling light point. Radiator. Double glazed window to rear aspect. Double glazed French doors leading on to balcony.

Bedroom Two
Ceiling light point. Two wall light points. Radiator. Double glazed window to front aspect.

Bedroom Three
Radiator. Two ceiling light points. Wall light point. Double glazed window to front and side aspects. Built in wardrobes.























Bathroom
Low level WC. Wash hand basin inset into vanity unit. Chrome heated towel rail. Claw footed bath with mains fed shower and taps over. Velux window. Ceiling light point.

Garden
Large initial decked seating area offering uninterrupted countryside with steps down onto additional patioed seating area. The substantial garden is laid to lawn and enclosed by well stocked borders and hedges that are currently maintained by the local farmer. The garden wraps around the whole building with gated access to the front and rear of the building.

Garage
Power and electric. Boarded and carpeted upstairs storage. Electric roller door. Double glazed window facing the property.

Council Tax HC
We understand the council tax band presently to be : E
Herefordshire Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floorplan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell?
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Parking
Parking for the property is space for multiple vehicles in front of garage.

Services
Mains electricity, oil and water were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.
The property also has a sceptic tank and independent assessment and research is advised.

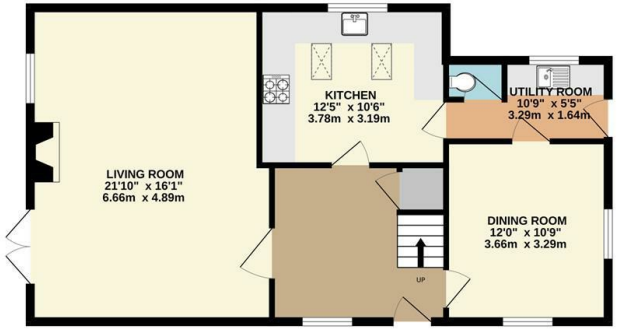
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

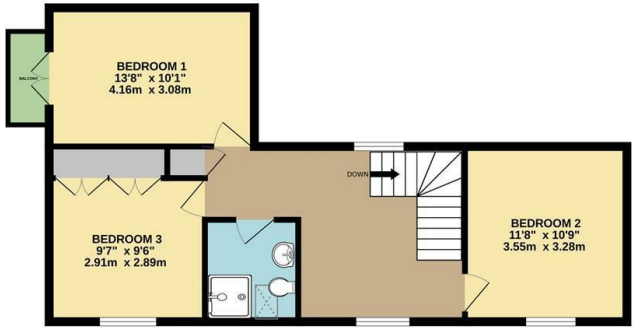
Broadband
We understand currently full fibre broadband is being planned to be built at this property yet next year.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor
O2- Good outdoor
Three- Good outdoor
Vodafone- Good outdoor

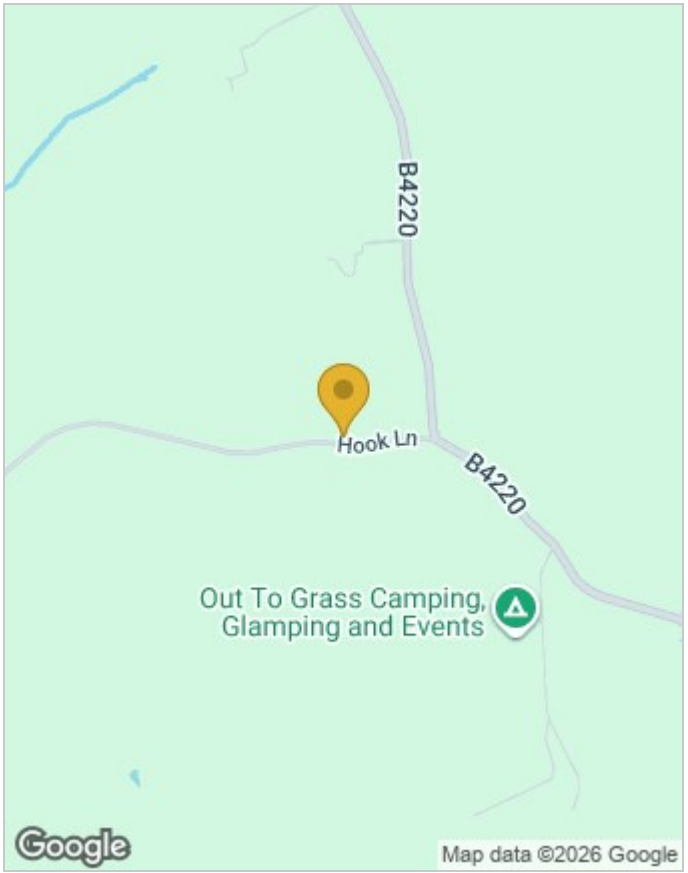
GROUND FLOOR

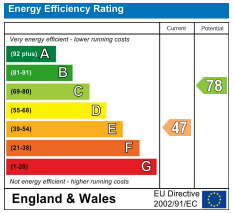


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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