

Andrew Grant
PRESTIGE & COUNTRY

Serenade

Cradley, WR13 5JB



A home framed by the Malvern Hills

Mirrorbrook, Stoney Cross, Cradley, WR13 5JB

"A rare opportunity to commission an individually designed, energy-efficient country home with breathtaking views, contemporary barn-inspired architecture, an interior tailored to your lifestyle and the potential for a significant Stamp Duty saving*..."

Scott Richardson Brown CEO

Set within a private development on the edge of the sought-after village of Cradley, this exceptional new home combines the atmosphere of rural Herefordshire with the convenience of Malvern just 12 minutes away.

Designed as a contemporary interpretation of a traditional rural building, the house features natural timber cladding, a warm standing-seam roof and a long, sheltered veranda from which to enjoy the changing landscape throughout the seasons. Planning permission has also been granted for an optional ground-mounted solar array, offering the opportunity to incorporate renewable energy into the finished home.

This is more than an opportunity to purchase a new house. It is an invitation to help shape a bespoke home around the way you want to live.

1421 sq ft (132 sq m)

At a glance

- Spectacular panoramic views towards the Malvern Hills
- Potential significant Stamp Duty saving*
- Individually designed contemporary barn-style home
- Large detached plot within a private development
- Three double bedrooms and three bathrooms
- Magnificent vaulted open-plan kitchen, dining and living room
- Feature wood-burning stove
- Long covered veranda overlooking the countryside
- Flexible interior specification and finishes
- Staircase to a substantial first-floor area
- Potential total accommodation of up to approximately 200 m^2
- Air-source heat pump and energy-efficient construction
- Designed to achieve an EPC A rating
- Three-phase electricity
- Mains water, electricity and drainage available to the plot
- Fibre-optic broadband
- Planning granted for an optional ground-mounted solar array
- Excellent road connections to Worcester, Hereford and Ledbury

* The purchase structure may offer a significant Stamp Duty saving, with SDLT potentially payable on the plot purchase rather than the completed property. Purchasers should confirm their individual liability with their solicitor.





Designed around the view

The defining feature of this property is its extraordinary relationship with the surrounding landscape.

Generous areas of glazing have been carefully positioned to frame far-reaching views across open countryside towards the Malvern Hills. The principal living accommodation and veranda are orientated to make the landscape a constant part of everyday life.

From the first light of morning to the warm colours of sunset, the hills provide an ever-changing backdrop to the house and garden.

The long covered veranda extends the living space outdoors, creating a sheltered place for morning coffee, summer dining or simply sitting and enjoying the peace and the view.



Contemporary rural architecture

The house has been designed to sit naturally within its countryside setting.

Its simple linear form takes inspiration from the agricultural buildings traditionally found throughout rural Herefordshire, reinterpreted with contemporary detailing, extensive glazing and a refined palette of natural materials.

The result is a home with genuine architectural character: modern but welcoming, distinctive without being ostentatious and carefully connected to its surroundings.

Timber cladding, deep roof overhangs and the veranda introduce warmth and texture, while the darker architectural detailing gives the house a confident contemporary edge.



At the heart of the home

At the centre of the house is an impressive open-plan kitchen, dining and living space beneath a dramatic timber-lined vaulted ceiling.

This light-filled room has been designed for both relaxed family life and entertaining. The kitchen can be individually planned around the purchaser's requirements, with space for a substantial island, generous preparation areas and integrated appliances.



The dining area flows naturally into the principal living space, where extensive glazing captures the countryside views and a feature wood-burning stove provides an inviting focal point.

Doors open directly onto the veranda and garden, creating a seamless relationship between the interior and the landscape.

Despite its scale, the natural timber ceiling, carefully considered lighting and wood burner give the room warmth, intimacy and a strong sense of home.



Single-storey living

The ground floor provides approximately 132 m^2 of thoughtfully planned accommodation.

The proposed arrangement includes three generous double bedrooms and three beautifully appointed bath or shower rooms, offering excellent flexibility for family members, visiting guests or multigenerational living.

The principal bedroom can be designed as a private suite with its own bathroom and direct connection to the garden. The remaining rooms could be configured as bedrooms, a study, snug or dedicated home-working space.

With the principal accommodation available at ground-floor level, the property is equally suited to family life, retirement or buyers seeking a long-term home that can adapt as their requirements change.

A home tailored to you

Purchasing at this stage provides a rare opportunity to influence the finished interior.

Subject to the agreed specification and construction programme, purchasers may be able to select:

- Kitchen design, cabinetry and worktops
- Bathroom fittings and finishes
- Internal flooring
- Lighting and electrical layouts
- Built-in storage
- Interior colours and finishes
- Bedroom and study arrangements
- Smart-home technology
- Additional renewable-energy features

The intention is to create an individual home rather than a standard developer product.





Flexible first-floor potential

A staircase provides access to a substantial area within the roof, creating exciting possibilities for additional accommodation.

Two potential configurations have been considered:

Option A — Approximately 177 m² in total

An additional first-floor area of approximately 45 m², while retaining the dramatic vaulted ceiling above the principal living space.

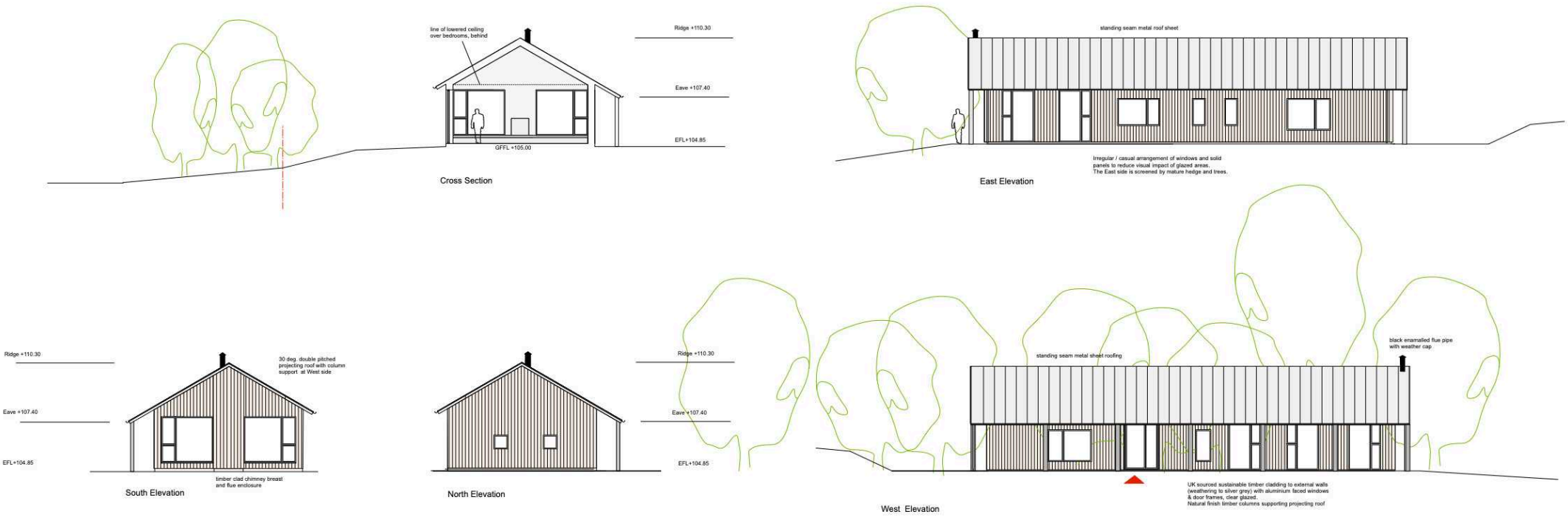
This could provide a private guest or principal suite, study, studio, cinema room or flexible family accommodation without losing the architectural impact of the main living room.

Option B — Approximately 200 m² in total

A larger first-floor arrangement of approximately 68 m², providing maximum internal accommodation.

Depending upon the final design, this could create further bedrooms, bathrooms, working space or a generous private suite.

Any first-floor configuration will be subject to detailed design, the necessary planning consent and Building Regulations approval.



Energy-efficient by design

The property is intended to combine architectural character with exceptionally efficient modern construction.

The proposed specification includes an air-source heat pump, high levels of insulation, high-performance glazing and carefully controlled ventilation.

Together, these elements are designed to achieve an EPC A rating, helping to reduce energy consumption and provide comfortable, even temperatures throughout the year.

Three-phase electricity also gives the property excellent capacity for electric-vehicle charging, renewable-energy equipment, workshop facilities and future technology.



Ready for modern country life

Unlike many rural building opportunities, the plot benefits from comprehensive infrastructure.

Mains water, electricity and drainage are available to the plot, together with three-phase electrical capacity and fibre-optic broadband.

This combination offers the peace and beauty of a country setting without sacrificing the connectivity required for home working, streaming, business or everyday family life.

The large detached plot provides ample space for private gardens, generous parking and individually designed landscaping.

The setting

Stony Cross lies beside the attractive Herefordshire village of Cradley, on the western side of the Malvern Hills.

Cradley is surrounded by some of the region's most beautiful countryside and has an established village community, primary school, church, village hall, public house and local amenities.

The Malvern Hills offer miles of outstanding walking, riding and cycling, together with some of the finest views in the Midlands.

Great Malvern is approximately 12 minutes away and provides an excellent selection of independent shops, supermarkets, restaurants, cafés and cultural facilities, including Malvern Theatres.

The location also offers convenient road access to Worcester, Hereford and Ledbury, while railway services from Malvern provide connections towards Worcester, Birmingham, Oxford and London.

It is a setting that offers the tranquillity of village life while remaining remarkably well connected.







An exceptional opportunity

Homes combining a large private plot, panoramic Malvern Hills views, contemporary architecture, excellent connectivity and genuine interior flexibility are rarely available in this area.

This property offers the chance to create something personal: an energy-efficient country home shaped around its surroundings and tailored to the needs of its first owner.

A home in which the architecture, landscape and interior come together around one unforgettable feature:

The view.





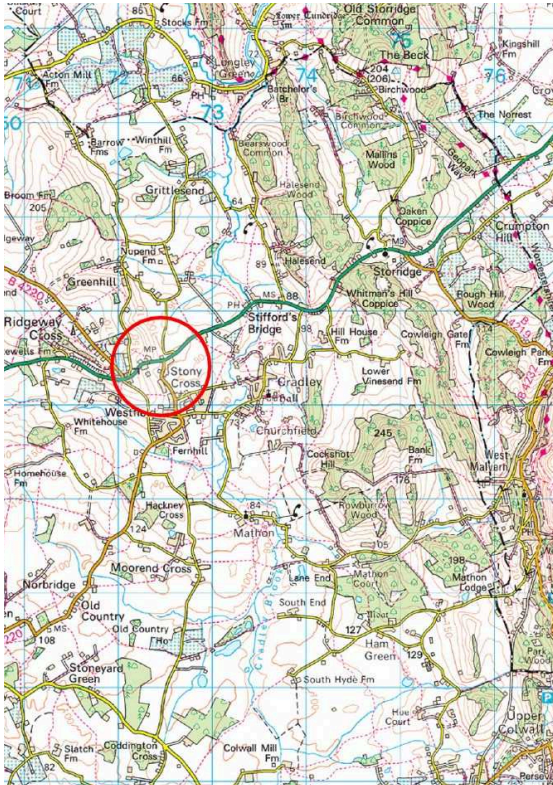


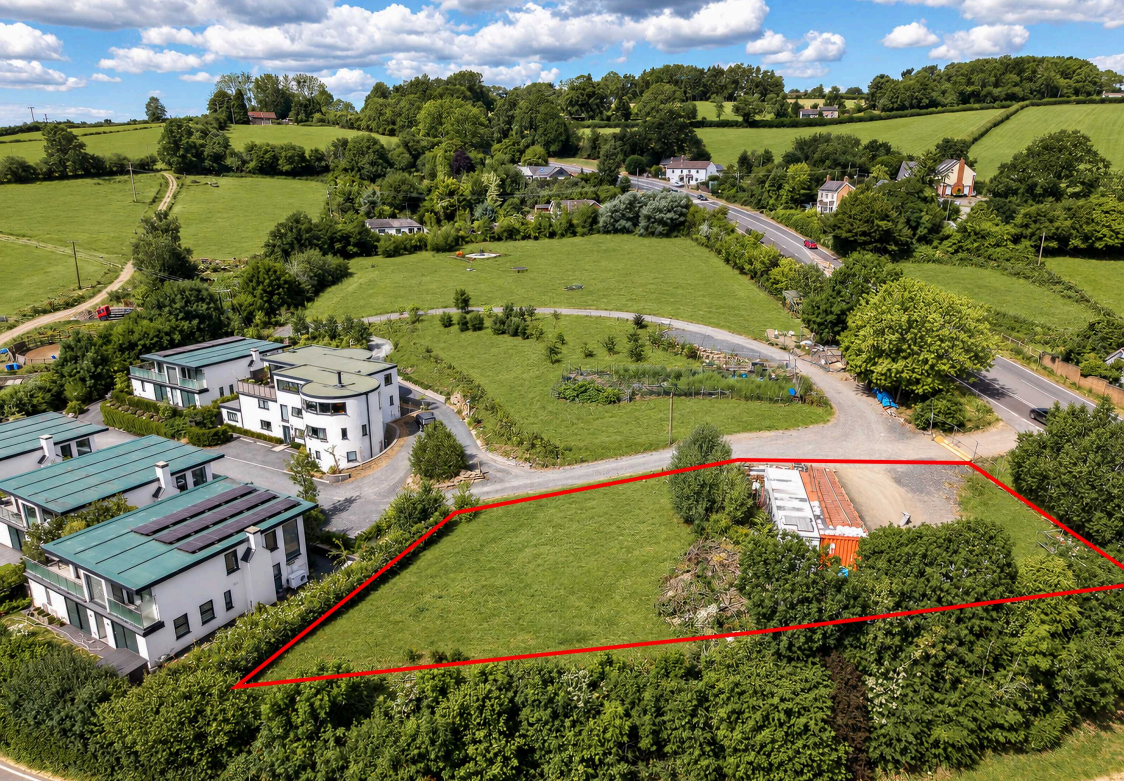
Property information

Location: Stony Cross, Cradley, Herefordshire, WR13 5JB
Tenure: Freehold
Ground-floor area: Approximately 132 m^2
Potential total area: Up to approximately 200 m^2, subject to consent
Bedrooms: Three on the ground floor, with further potential
Bathrooms: Three on the ground floor
Heating: Proposed air-source heat pump
Energy rating: Designed to achieve EPC A
Electricity: Mains three-phase supply available
Water: Mains supply available
Drainage: Mains connection available
Broadband: Fibre-optic connection available
Purchase structure: Serviced plot with an individually agreed design-and-build contract
Stamp Duty: The purchase structure may offer a significant Stamp Duty saving, with SDLT potentially payable on the plot purchase rather than the completed property.













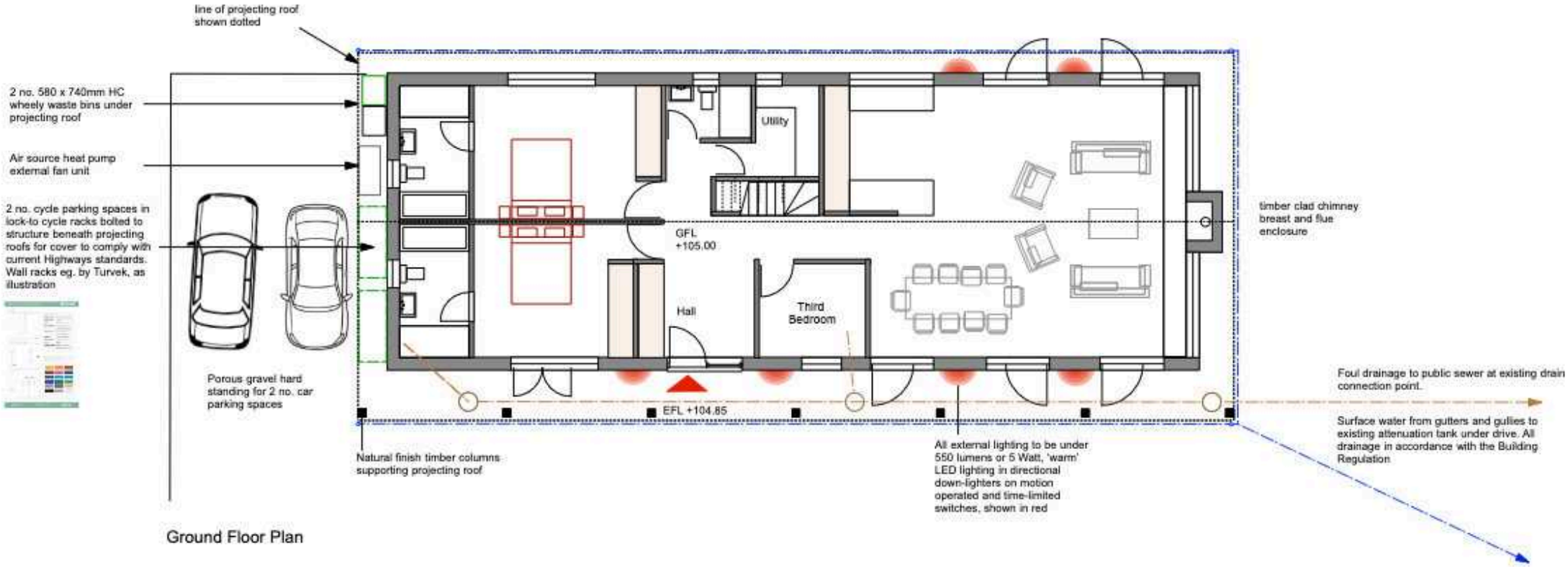
Bespoke, contemporary country living, created around you.

Viewings of the plot, detailed plans, specification options and build-contract information are available by appointment.

The images shown are computer-generated illustrations and may include optional finishes, planting, furniture and specification upgrades. Measurements are approximate. First-floor layouts and any alterations to the approved design are subject to the necessary consents, detailed design and Building Regulations approval. Buyers should obtain independent legal, financial and planning advice.

Purchasers will become members of the development's management company, contributing towards the upkeep of the private road and shared planting areas, together with the shared private sewage and surface water connections.

Purchasers to confirm their individual SDLT liability with their solicitor.



Ground Floor Plan

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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