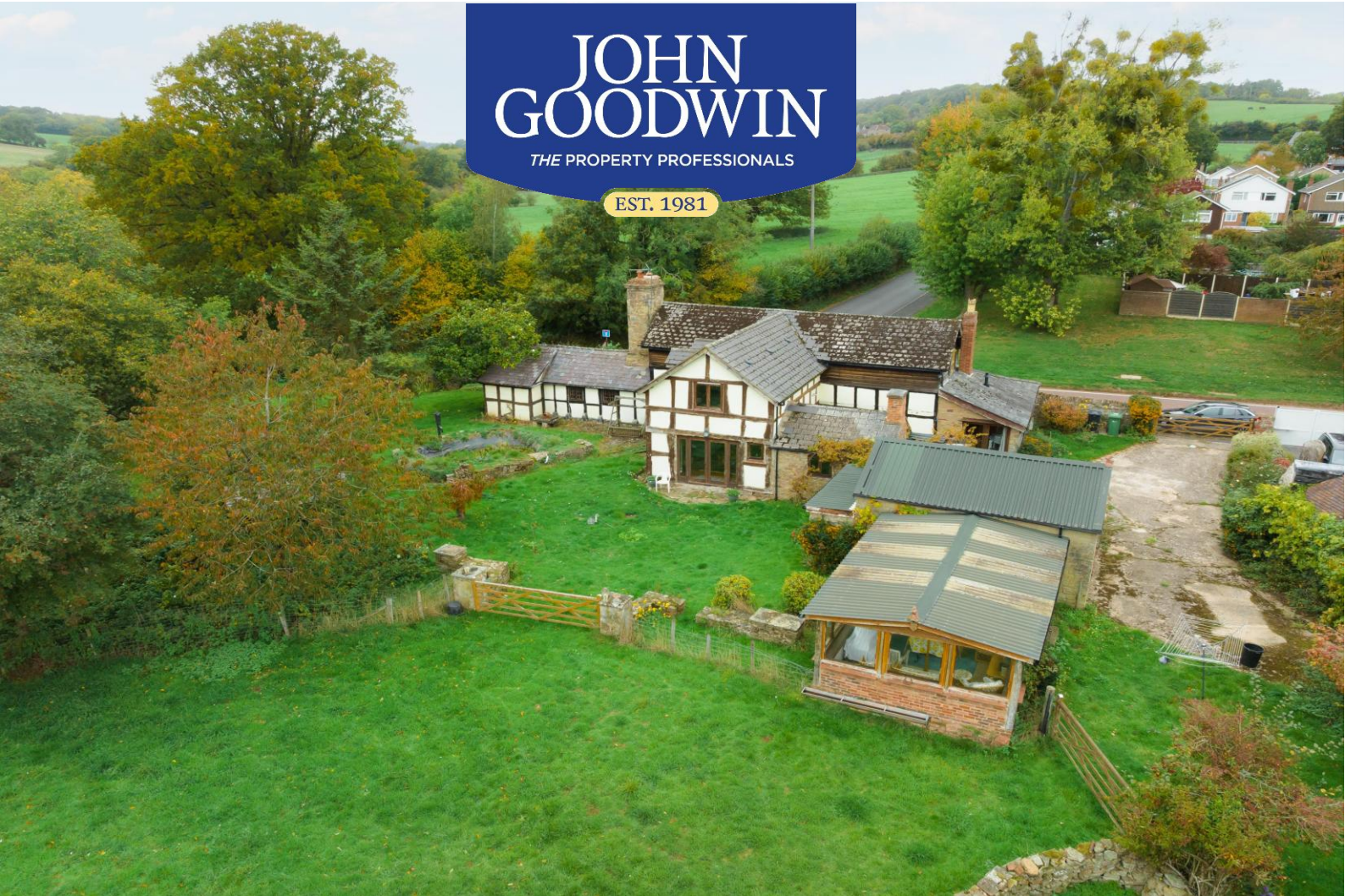


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED WITHIN THE POPULAR VILLAGE OF CRADLEY AN EXTENDED DETACHED CHARACTER PROPERTY OFFERING FURTHER SCOPE FOR IMPROVEMENT SET WITHIN GARDENS AND GROUNDS OF APPROXIMATELY FIVE ACRES AND ENJOYING VIEWS TOWARDS THE MALVERN HILLS WITH FOUR RECEPTION ROOMS, FOUR BEDROOMS, TWO BATHROOMS, GARAGE AND OUTBUILDINGS, ORCHARD AND ONE ACRE PADDOCK. EPC D

NO ONWARD CHAIN

## Sturts House – Guide Price £685,000

Bosbury Road, Cradley, Malvern, Herefordshire, WR13 5LT

4 4 2



# Sturts House

## Location & Description

The favoured village of Cradley has a village shop, primary school, church, village hall and a doctor's surgery. The popular towns of Great Malvern (approx 5 miles) and Ledbury (approx 7 miles) both provide further excellent facilities and amenities including mainline railway stations. The property is also well placed for easy access to the cities of Worcester and Hereford. The M5 motorway can be accessed at Worcester and the M50 to the south of Ledbury.

## Property Description

Sturts House, situated in the popular village of Cradley is an interesting black and white detached character property offering spacious extended accommodation, set within garden and grounds of approximately five acres and enjoying views to the rear towards the Malvern Hills.

A much loved home for over fifty years, the property is full of character and charm with original exposed beams to many of the rooms, along with wood panelling and a feature Inglenook fireplace in the snug. To the rear a generous and sympathetic extension complements the property creating a large reception room with access to the garden with a master bedroom above. The property benefits from gas central heating and partial double glazing with accommodation comprising to the ground floor a kitchen, reception / living room, dining room, snug, study, shower room and attractive garden/sitting room enjoying access and views over the garden. A staircase from the snug leads to the first floor landing giving access to a generous master bedroom with views over the garden and towards the Malvern Hills, three further bedrooms and a bathroom. Outside, the formal garden extends to the rear of the property with an adjoining orchard, duck pond and **ONE ACRE PADDOCK**. There are a useful range of outbuildings including an attached store and garage. A gated driveway provides parking for several vehicles.

Offering scope for updating, this is an exciting opportunity to create a wonderful family home within this popular village location.

Accommodation with approximate dimensions as follows:

### Kitchen 6.28m (20ft 3in) x 2.79m (9ft)

With double glazed wooden door with glazed panels and window to side. Fitted with a range of wall and base units. Twin stainless steel sink unit. Rangemaster cooker with extractor hood over. Plumbing for washing machine and space for white goods. Wall mounted WORCESTER gas fired boiler. Tile floor. Glazed panelled door to:

### Reception Room 6.76m (21ft 10in) x 4.88m (15ft 9in)

With exposed timbers and floorboards. Windows to front and rear. Radiator. Glazed panelled door to:

### Dining Room 6.64m (21ft 5in) x 4.21m (13ft 7in)

Windows to front and rear. Exposed timbers. Engineered oak flooring. Two radiators. Door to:

### Snug 4.44m (14ft 4in) x 3.92m (12ft 8in)

Exposed timbers and original wood panelling. Feature Inglenook fireplace with woodburning stove. TV point. Staircase to first floor. Door to:





#### **Study 5.81m (18ft 9in) x 2.97m (9ft 7in)**

With stone floor and exposed stone fireplace. Exposed timbers. Windows to front and rear.

#### **Shower Room**

Exposed timbers. Double glazed window to side. WC and wash hand basin. Shower cubicle. Part wall tiling. Radiator.

#### **Sitting Room 7.02m (22ft 8in) x 4.31m (13ft 11in)**

"L" Shaped room. A spacious extension enjoying garden views with exposed timbers, multi-aspect double glazed windows and doors leading to the garden. Oak flooring. Radiator. Open to:

#### **Study Area 2.82m (9ft 1in) x 2.71m (8ft 9in)**

Pitched roof with double glazed window to rear. Exposed brickwork with original bread oven. Radiator.

#### **1st Floor Landing**

Exposed timbers. Step up to:

#### **Bedroom 1 6.38m (20ft 7in) x 4.26m (13ft 9in)**

Spacious light and airy room forming part of the extension. Windows to rear and side enjoying garden views. Exposed floor boards. Radiator.

#### **Bedroom 2 4.37m (14ft 1in) x 2.94m (9ft 6in)**

Exposed timbers and floorboards. Window to rear with garden views. Radiator.

#### **Bedroom 3 3.46m (11ft 2in) x 3.30m (10ft 8in)**

Exposed timber and floorboards. Window to front. Radiator.

#### **Bedroom 4 3.30m (10ft 8in) x 2.51m (8ft 1in)**

Exposed timbers. Window to front. Radiator.

#### **Bathroom**

Exposed timbers. Window to front. WC, wash hand basin and bath. Radiator. Access to roof space.

#### **Outside**

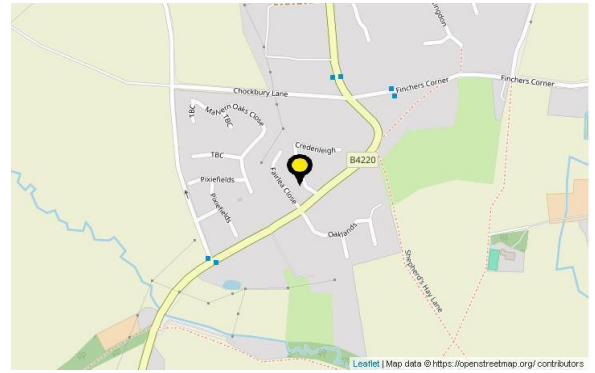
The property is set back from the road behind stone walling with gated access leading to driveway parking for several vehicles. The garden and grounds sit to the rear of the property and extend in all to approximately five acres. Enjoying views towards the Malvern Hills, the formal garden is laid to lawn with attractive flowerbeds, ornamental pond and mature trees including a Sweet Chestnut and beautiful Magnolia. Beyond the formal garden, gates open to a sizeable duck pond, orchard with a large selection of mature apple and pear trees and a ONE ACRE PADDOCK.

There are a range of outbuildings including a garage, workshop and conservatory (connected to the property) storage sheds and a greenhouse.



## Directions

Proceed out of Ledbury on the B4214 Bromyard Road. Continue through the village of Bosbury and on entering the village of Cradley, the property will be located on the right hand side opposite the left hand turning to Pixiefields.



## Services

We have been advised that mains electricity, water and gas are connected to the property. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is D (61).



TOTAL FLOOR AREA: 2339 sq.ft. (217.3 sq.m.) approx.

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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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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