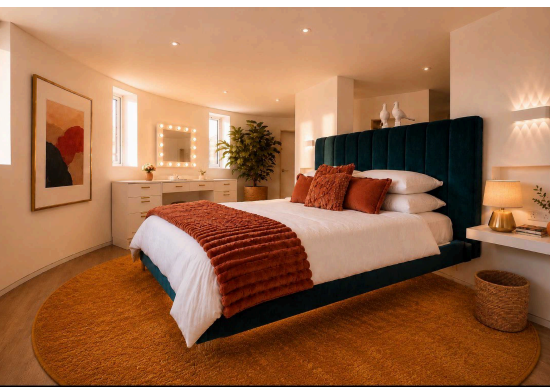
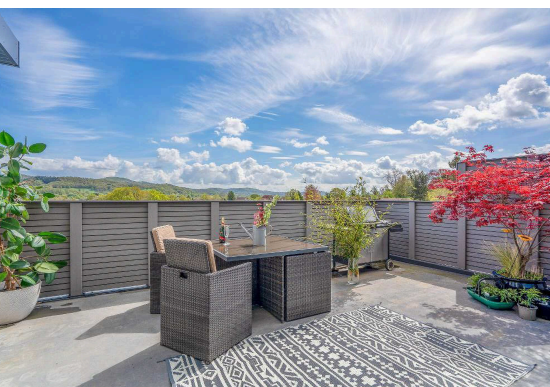


Andrew Grant
PRESTIGE & COUNTRY



Fantasia
Cradley, WR13 5JB



Fantasia

Mirrorbrook, Stoney Cross, Cradley, WR13 5JB

9 Bedrooms 7 Bathrooms 5 Reception Rooms

“An extraordinary modern country home showcasing striking architecture, eco credentials and panoramic views across the Malvern Hills...”

Scott Richardson Brown CEO

- Modern multi-generational home, situated in rural Cradley, with circular wings and panoramic views of the Malvern Hills
- Three kitchens and three utility areas provide further independence for multi-generational living, along with a wheelchair-accessible lift serving all three floors
- Open-plan second floor with bespoke kitchen, dining area, sun terrace, striking wood burner and optional pizza oven
- Luxurious principal suite with curved walls, dressing area and indulgent en suite
- Nine bedrooms in total, five with private bath or shower rooms
- Landscaped garden with an additional 1.85 acres available by separate negotiation
- Private gravel driveway and parking for up to eight cars with further spaces for the annexe
- Approved planning permission to convert to two apartments and a maisonette

6526 sq ft (606.3 sq m)

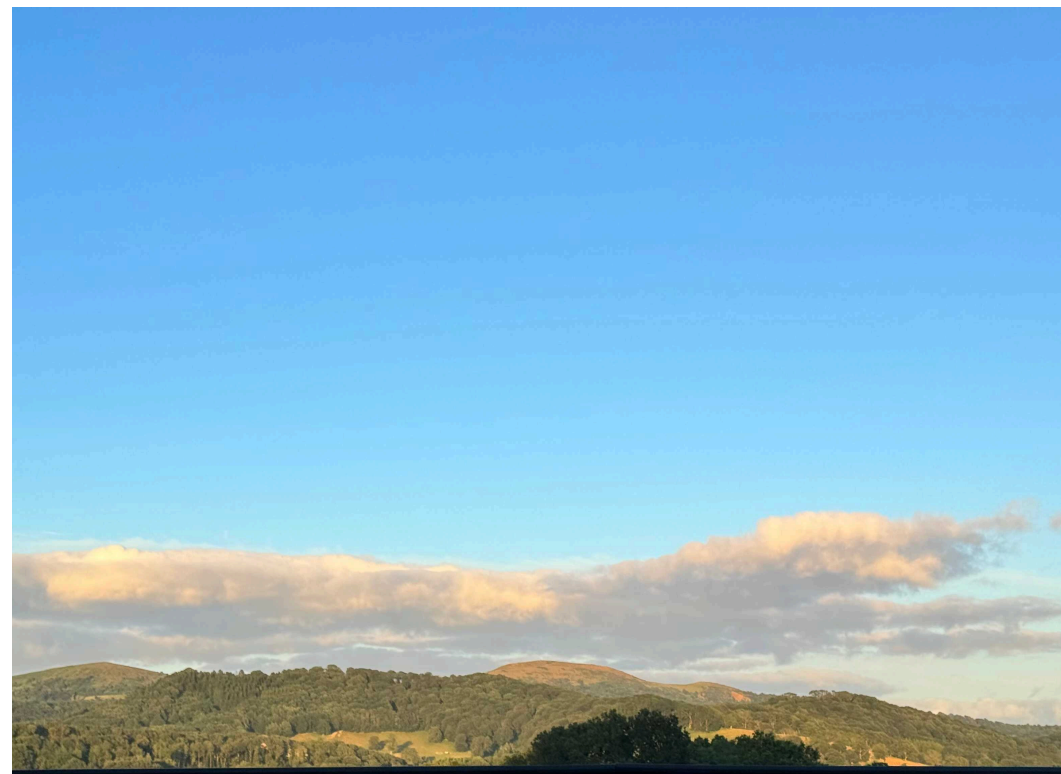


The kitchen

Designed for sociable cooking, this contemporary kitchen forms the heart of the top floor. A long quartz-topped island incorporates an induction hob, sink and breakfast bar and is paired with sleek handleless cabinetry and integrated appliances. Floor-to-ceiling storage, a built-in bench beneath panoramic windows and sliding doors to the terrace make this a space for serious cooks and informal gatherings alike.









The dining room

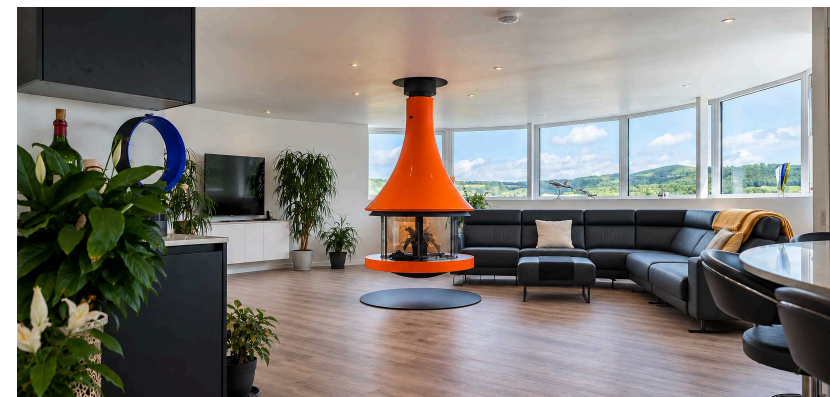
Adjoining the kitchen, the dining area provides a dedicated space for family meals and entertaining. A full-length bank of base and wall units with an inset sink and wine fridge offers useful serving and storage space, while a wide picture window frames countryside views. There is ample room for a long table, making this area perfect for both informal breakfasts and celebratory dinners. Positioned just off the dining area is a pizza oven, available by separate negotiation. Although not currently installed, the oven is already in position and the roof has been adapted to accommodate the required flue.





The living room

Set within the eastern wing, the main living room is designed for relaxation and conversation. A sweeping arc of windows captures the stunning panoramic views towards the Malvern Hills National Landscape, a defining feature of the property. A striking wood burner creates a natural focal point within the room. Positioned adjacent to the kitchen and dining space, this generous room allows family and guests to gather together while still enjoying the open-plan ambience.







The sitting room

Opposite the kitchen, the sitting room offers a quiet retreat for reading, working or watching television. Glazed bi-fold doors open directly onto the sun terrace while slim clerestory windows maintain privacy without compromising daylight. There is plenty of space for a home office or comfy seating, making this a versatile room that can adapt as your needs change.



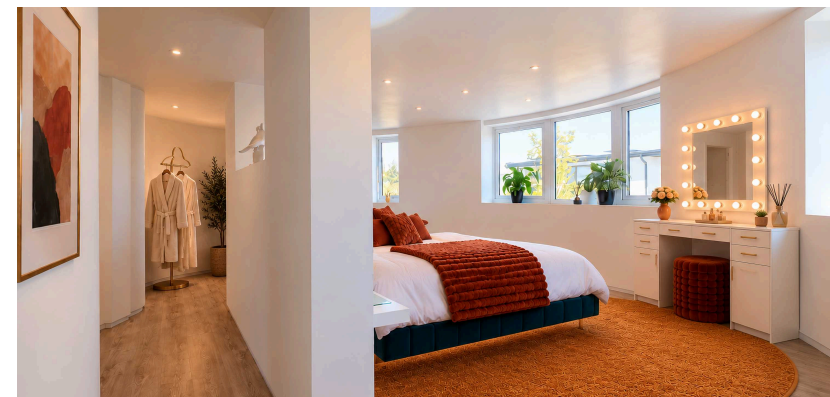
The sun terrace

Spanning the south-eastern side of the second floor, the terrace is an extension of the living space. It provides ample room for alfresco dining and lounge furniture, enclosed by contemporary screening for shelter. From here you can enjoy unobstructed views over the gardens and surrounding countryside, making it a perfect spot for morning coffee or evening drinks.



The principal bedroom

Occupying the circular south-eastern wing on the first floor, the principal bedroom delivers a private sanctuary. Curved walls and a bank of windows add architectural interest and emphasise the room's generous proportions. The suite flows into a dressing area and luxurious en suite, creating a relaxing haven separate from the main living spaces.





The principal en suite

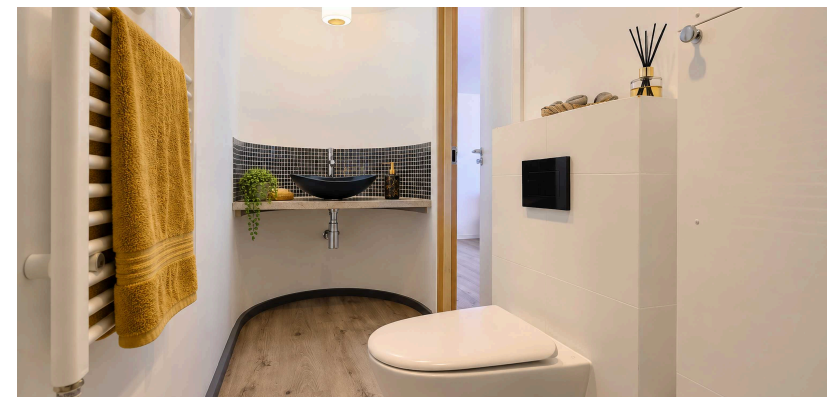
The principal en suite epitomises contemporary luxury. It features a freestanding tub set beneath a round porthole window and a walk-in rainfall shower enclosure. A sleek wall-hung vanity and heated towel rail complete this spa-like space, which adjoins the principal bedroom to form a true retreat.





The second bedroom and en suite

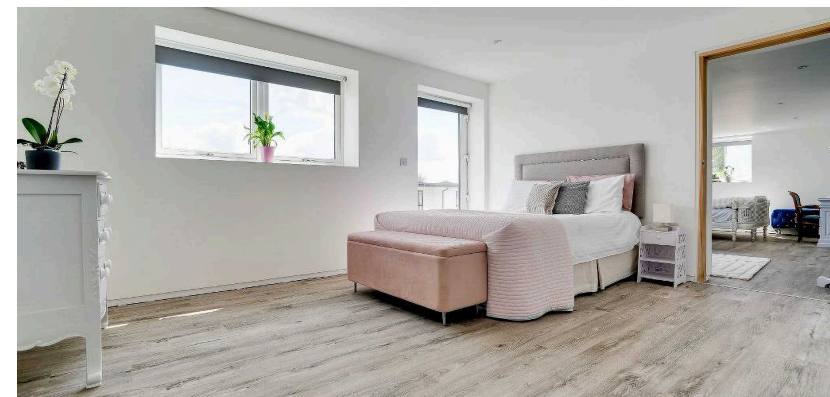
The second bedroom provides ample accommodation for family or guests. It benefits from dual-aspect windows and its own en suite shower room fitted with a curved mosaic vanity and contemporary sanitaryware. Situated off the central landing, this room offers privacy and comfort without feeling disconnected from the rest of the home.





The third bedroom and en suite

The third bedroom is another well-proportioned double room. It is complemented by a stylish en suite bathroom featuring a freestanding tub, a curved glass shower cubicle and a wall-mounted WC. Large windows ensure the room feels bright and restful, and there is space for wardrobes and seating if desired.







The fourth bedroom and en suite

This generous double bedroom sits off the first-floor landing and can serve as a guest room or study. With a window overlooking the grounds and easy access to the en suite bathroom, it offers flexibility for a growing family or visiting friends. The en suite features a shower, WC and wash basin, with a window for light and ventilation.





The fifth bedroom

The fifth bedroom is positioned near the landing and enjoys built-in alcove shelving, providing useful storage and a window lets in views over the gardens. This room would suit a teenager or overnight guests and is sized for a double bed with space for additional furniture.



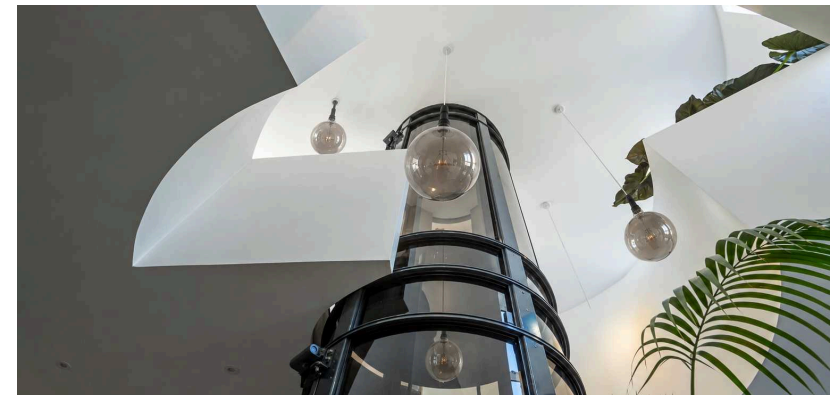
The utility

A large utility room makes household chores simple. There is extensive fitted storage, space for laundry appliances and a deep sink with integrated dog-wash attachment. This practical room also provides plenty of space for boots and coats and has a door out to the grounds.



The atrium

A dramatic circular atrium links all three floors. A contemporary cylindrical wheelchair-accessible lift rises through the triple-height stairwell, complemented by a sculptural cantilevered staircase. This striking feature makes each storey accessible and future-proofs the house while also bringing light and a sense of occasion to every level.

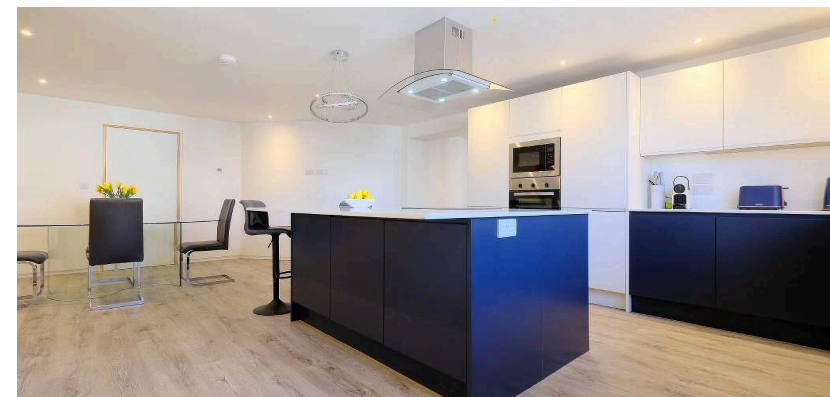






The primary annexe kitchen and dining room

The annexe offers independent living accommodation with an open-plan kitchen, dining and living area. The modern kitchen features integrated appliances and a central island, while the bright sitting area enjoys garden views. A separate utility room provides useful laundry and storage space.









The principal bedroom and en suite

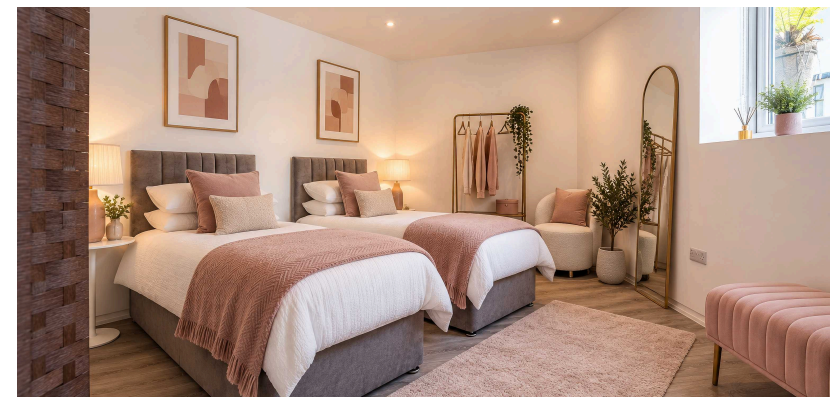
The primary bedroom of the annexe creates a stylish retreat. Twin recessed shelving towers frame the sleeping area and a deep window sill adds a natural seating or display space. Its luxurious en suite boasts a freestanding bath, separate corner shower and pedestal basin with illuminated mirror.





The second and third bedrooms

Two further bedrooms within the annexe provide comfortable accommodation for family members or guests, each benefiting from deep windows and space for a double bed. Served by a modern shower room featuring a glazed enclosure, sleek vanity unit and low-level WC, this area offers practical and contemporary living.





The secondary annexe

A self-contained secondary annexe provides flexible accommodation with its own private entrance. The suite includes a spacious circular family room, fitted kitchen, double bedroom and modern shower room, making it ideal for multi-generational living, guest accommodation or potential holiday-let use. Multiple windows and a glazed door create a bright and welcoming environment while allowing the space to operate independently from the main house.









The garden

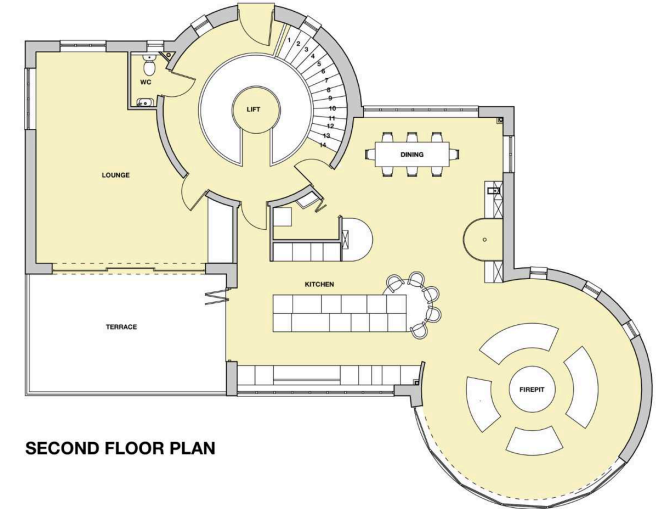
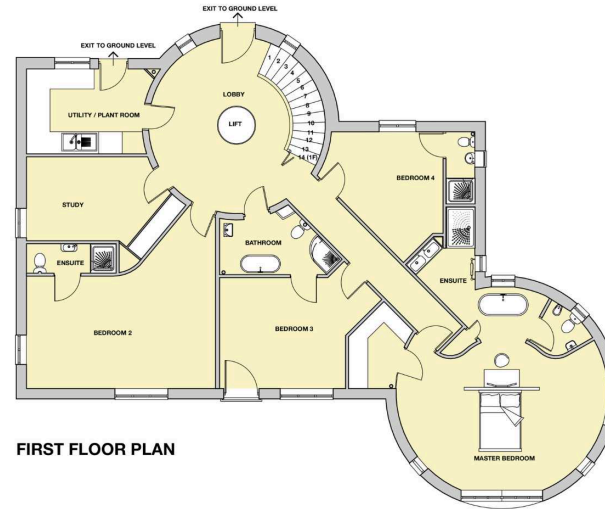
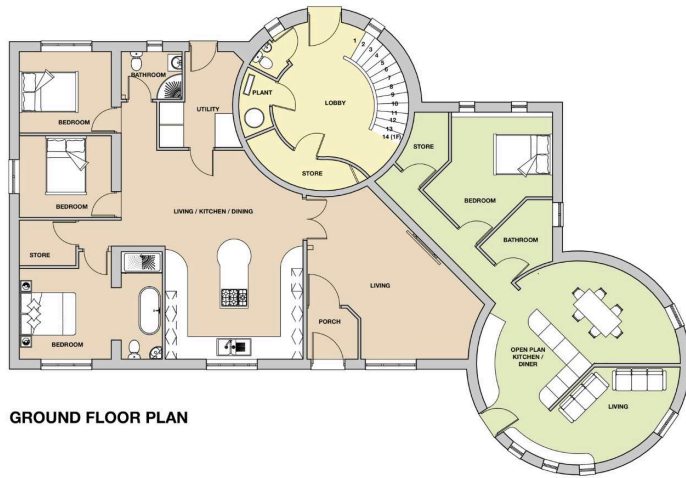
Fantasia stands within landscaped grounds designed to complement its contemporary architecture. Ornamental borders and young orchard trees sweep away from the house towards rolling pasture. The 1.85 acres of grounds enjoy stunning panoramic views towards the Malvern Hills National Landscape and are available by separate negotiation, creating an exceptional outlook from the house and gardens.





The driveway and parking

Approached via a private lane, the property enjoys excellent parking provisions. A generous gravelled driveway sweeps down to the front, providing spaces for up to eight cars and giving access to both annexes. Landscaped borders, contemporary fencing and external lighting create an attractive arrival, with further parking at the annexe entrance for added convenience.



- APPARTMENT 1
- APPARTMENT 2
- MAISONETTE

Planning permission

Planning permission has been granted for the subdivision of Fantasia into three separate dwellings, comprising two ground-floor apartments and a maisonette arranged across the upper two floors. The approved arrangement provides a three-bedroom apartment, a one-bedroom apartment and a five-bedroom maisonette, offering purchasers an alternative to retaining the property as one substantial multi-generational home.

Cradley lies amid rolling countryside on the Worcestershire/Herefordshire border close to the Malvern Hills. The village supports a friendly community with a GP, shop, village hall and St James's Church, with wider amenities in nearby Malvern and Ledbury including supermarkets, independent retailers, cafés and leisure facilities. There are golf courses and sporting venues within easy reach and the area is known for its festivals and cultural attractions. Schooling options include Cradley C of E Primary School, preparatory schools in Colwall and well-regarded independent and state schools in Malvern and Worcester. Road links connect quickly to the motorway network and there are mainline stations at Ledbury and Colwall offering services to regional centres and London.

The property benefits from mains electricity, water and drainage. Central heating is provided by an air source heat pump.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

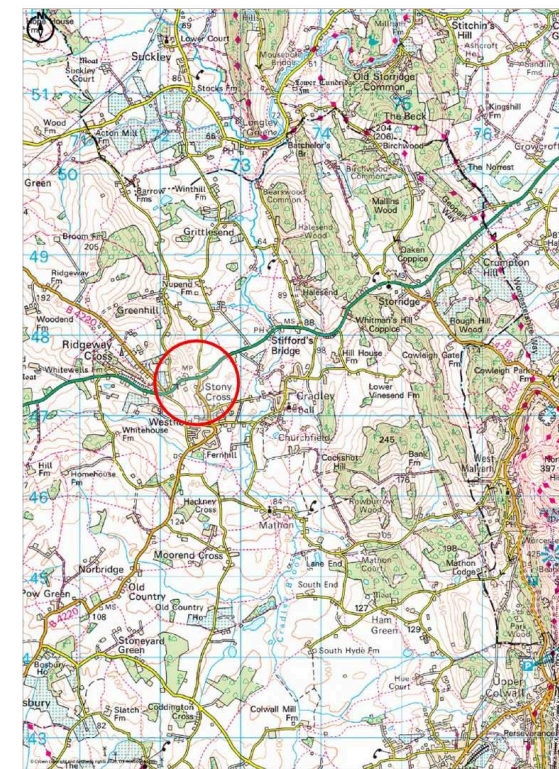
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

The Council Tax for this property is Band H

Planning permission has been granted under application reference 242578 for the subdivision of the existing dwellinghouse to form two apartments and a maisonette. The permission is subject to conditions. Prospective purchasers should review the complete decision notice and approved plans and satisfy themselves regarding the permission, its conditions and any further consents required.

Additionally, a further 1.85 acres of land and a separate 0.3 acre custom-build plot are available by separate negotiation.

Please note that some marketing images may have been digitally enhanced or virtually staged using AI technology for presentation purposes.





Fantasia, Mirrorbrook

Approximate Gross Internal Area

Ground Floor = 234.8 sq m / 2527 sq ft

First Floor = 198.6 sq m / 2138 sq ft

Second Floor = 172.9 sq m / 1861 sq ft

Total = 606.3 sq m / 6526 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

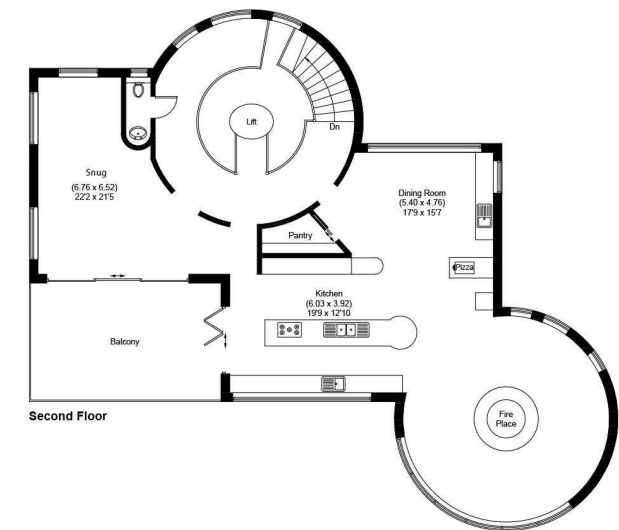
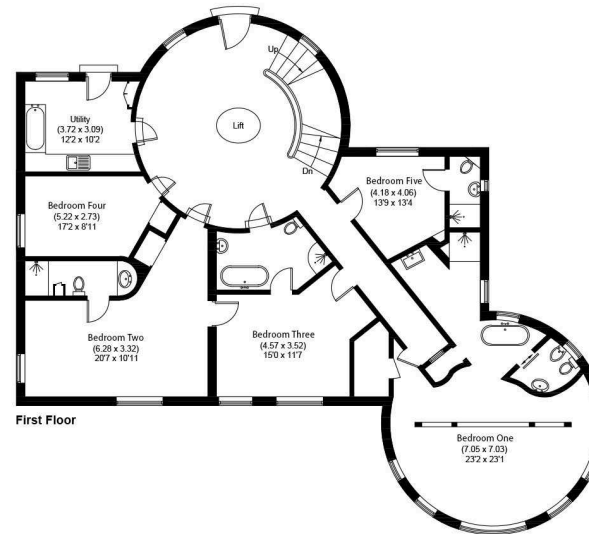
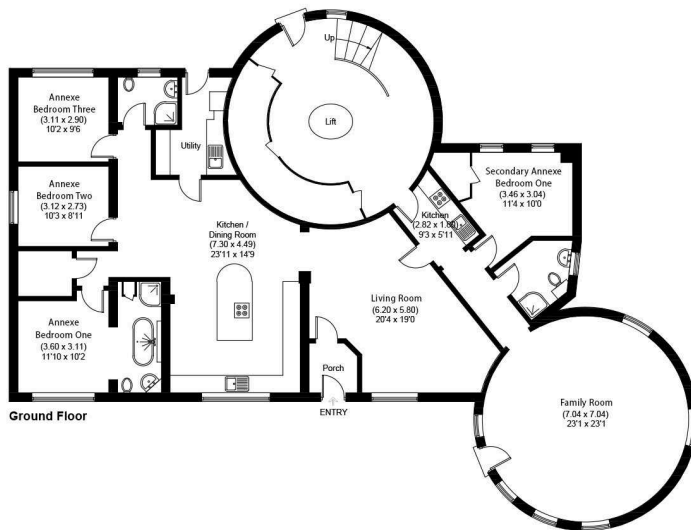


Illustration for identification purposes only, measurements are approximate, not to scale.

