



Allan Morris
estate agents

**Esk Bank House, Upper Churchfields,
Cradley, WR13 5LJ**

 **MAYFAIR**
OFFICE GROUP

Upper Churchfields, Cradley, WR13 5LJ

A stunning detached village home with glorious terraced gardens and detached double garage. This charming Edwardian double fronted home which in part dates back to the 17th century, is full of charm and character, having been extensively refurbished and extended by the current owners. The ground floor accessed via a tall canopy portico has two large bay fronted receptions rooms, study, music room, a light and airy dining room extension which is open to the luxuriously refitted breakfast kitchen, utility, boot room, cloakroom and cellar. To the first floor is a dual aspect main bedroom with en-suite, two further bedrooms and a large family bathroom. To the second floor is a glorious guest bedroom and two further partially converted loft rooms. Central heating, large sash windows, fireplaces, high ceilings and exposed floorboards provide heritage and character. A south and west facing terraced main garden ends with a modern bespoke double garage with store room over, solar panels to garage roof, driveway and EV charger. Versatile space, great character and condition, a must see glorious village home.

ENTRANCE PORTICO

Entrance portico, carriage light, double glazed obscure glass front door with picture window over leading to:

MAIN HALL

Ceiling light point, additional recess downlighters, bespoke library shelving, radiator, stairs to first floor, door and stairs to cellar tiled floor, open plan to dining room, doors to:

SITTING ROOM

Dual aspect with front facing sash bay window and additional side aspect window with views over garden, fire surround with marble back and slate hearth with floor mounted Clearview wood burner, radiator, high level skirting, engineered oak flooring.

FAMILY ROOM

Dual aspect with front facing sash bay window and additional side aspect sash window, ceiling light point, feature fire surround with inset cast iron fireplace with tiled sides and half radiator, high level skirting, exposed wooden floorboards.

STUDY

Sash window into dining room, ceiling light points, feature fireplace with flower motifs and floor mounted wood burner, radiator, wood plank flooring, door to:

MUSIC ROOM

Side aspect double glazed sash window, exposed ceiling beam, ceiling light point, radiator, wood plank flooring.

CLOAKROOM

Side aspect obscure glass window, recessed ceiling downlighter, white suite comprising:



wash hand basin with tiled splashback, low-level WC, tiled floor, radiator behind decorative cover.

DINING ROOM

Twin aspect with side facing double glazed window, two rear facing double glazed Velux roof windows, recessed ceiling spotlights, radiator, wood plank effect flooring, wide square arch to:

BREAKFAST KITCHEN

Side aspect double glazed door giving access to large southwest facing patio with space for outside dining and entertaining, luxuriously refitted kitchen comprising of a range of floor and wall mounted units with a contrasting central Island, light marble coloured work surfaces and matching breakfast bar, mains gas fired Aga, additional integral Bosch electric hob, integral Meile oven, one and a half bowl inset sink unit with mixer tap over, integral fridge, integral freezer, integral dishwasher, integral wine cooler, continued wood plank effect flooring, door to:

UTILITY ROOM

Rear aspect window, ceiling light point, exposed ceiling beams, floor mounted storage unit with inset sink and mixer tap over, space and plumbing for washing machine, space for tumble dryer, tall butlers pantry, space for further appliances, door to:

REAR HALL

Access also from the southwest facing patio via a part glazed stable door, wall light point, bespoke built-in coats cupboard with additional storage cupboards over, wood plank effect flooring with fitted floor mat, door to:

BOOT ROOM

Rear aspect double glazed window, ceiling light point, exposed ceiling beams, wood plank flooring, radiator.

CELLAR

Access via steps from the main hall which open to the main room, side facing window, power and light points, raised slate meat slabs, tiled floor. Provides useful storage with potential for further uses.

FIRST FLOOR LANDING

Front facing sash window with views over the garden to the countryside in the distance, two ceiling light points, built-in laundry cupboard with hot water cylinder and slatted shelving, two walk in storage cupboards, door and stairs to second floor, doors to:

MAIN BEDROOM

Dual aspect with front and side facing sash windows with views over garden to countryside in the distance, ceiling light point, feature ornate cast iron surround, radiator, door to:

ENSUITE

Side facing sash window with views over the garden, ceiling light point, extractor, white suite comprising: large walk-in shower cubicle with rainfall and body showers, wash hand basin with glass shelving below, high cistern WC, combination heated towel rail and radiator, wood plank effect flooring.

BEDROOM TWO

Dual aspect with front facing sash window and additional side aspect sash window, ceiling light point, ornate cast iron fire surround, radiator, under stairs storage area.

BEDROOM THREE

Dual aspect with side aspect sash window with views towards the village green and additional rear aspect sash window, ceiling light point, ornate cast iron fire surround, radiator.

MAIN BATHROOM

Large triple aspect main bathroom with side and rear facing windows and side facing double glazed velux roof light, fourpiece white suite comprising: large walk-in shower cubicle, bath, pedestal wash hand basin, low level WC, cast iron fireplace with tiled hearth, exposed wooden floorboards, radiator.

SECOND FLOOR

BEDROOM FOUR

With side facing sash window and additional double glazed Velux roof light with fitted blinds, access to roof space, exposed ceiling beams, bespoke fitted wardrobes, additional eaves storage, radiator, door to:

INNER LOFT ROOM

Ceiling light point, exposed ceiling beams, exposed floorboards, this room has been partially converted with plastered ceilings and potential for further conversion if required, door to:

LOFT ROOM

Recessed ceiling downlighters, plastered walls and ceiling, PowerPoints, converted loft room providing excellent storage, potential for occasional bedroom or home office or for further conversion if required.

DETACHED DOUBLE GARAGE

Bespoke detached double garage, accessed via double width electric remote controlled roller shutter door, power and light points, painted concrete flooring, external staircase

giving access to storage room over with power and light and potential for further conversion

GARDENS

The property sits in a delightful South and West facing plot, either accessed from the lane via a pedestrian gate near to the church which opens to a small cottage style garden with the path leading past a wood store and around to the front of the property, or is accessed via a driveway to the rear of the garden which opens to a stone chip parking area for three or four cars, with electric charging point and steps that lead up to a large terraced lawn with mature tree and children's tree house. Central steps lead up to two further lawn terraces and a gently sloping path of the side with a number of mature trees and shrubs. The gravelled path runs along the front of the property and continues to side, where it opens to a large southwest facing paved dining and entertaining space and to the south of this sits a further lawn with mature trees and shrubs and wildlife pond, covered stone built well.

DIRECTIONS

From the Allan Morris office in Great Malvern, proceed via Old Hollow or West Malvern Road to Croft Bank. Follow the road down hill to the village of Mathon. Proceed through the village and in the direction of Cradley. After a short distance go straight on past the left turn into Finchers Corner and past the Kings Orchard on the right Esk Bank House is then at the top of the road on the right hand side just before the road turns to the left. Alternatively, from the A4103 Hereford to Worcester Road, take the turning opposite Millbank Garage into the village and go past the village primary school on the left, and just after the village memorial on the left the property is on the left hand side as the road bends to the right.

what3words - drums.motoring.sheep

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £850.000



Reduced headroom
Below 1.5 m

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;

(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;





