



Field House, Cradley, Malvern

G HERBERT
BANKS

EST. 1898

Field House, Old Tanhouse Lane, Cradley, Malvern, Herefordshire WR13 5LZ

A modernised family home with lovely light accommodation, standing in grounds of 1.5 acres

House 2,358 ft² Outbuilding 857ft² Total 3,215ft²
Gardens 1.5 acres

- Energy efficient family home with spacious ground floor living accommodation and four double bedrooms, together with two well presented bathrooms
- Three reception rooms and a large kitchen
- Large 'Oakwrights' oak framed outbuilding providing garaging, workshop and home office/gym
- Grounds extending to 1.5 acres – currently all easily managed garden, but could provide paddock whilst retaining good sized gardens
- Surrounded by beautiful unspoilt countryside on the border of Herefordshire and Worcestershire
- Direct trains to London Paddington and Birmingham New Street, from nearby Great Malvern
- Approximate Distances (miles): -
Great Malvern 5, Ledbury 8,
Worcester 11, Hereford 16.5

Situation

The property is located on the Herefordshire / Worcestershire border, a few miles directly west of Great Malvern. Within walking distance is the village of Cradley which offers some local amenities to include a village shop, doctor's surgery, church and a Royal British Legion Social Club. More extensive amenities are provided by the two popular towns of Malvern and Ledbury. The towns having train stations, good shopping, restaurants, and the highly regarded Malvern Theatre. Malvern, together with neighbouring Colwall, offers a selection of private schooling.

Description

Field House is a detached family home that has, over the past ten or so years, benefitted from complete refurbishment and an extension. The property has been wrapped in insulated rendered walls (in addition to the existing cavity wall insulation), has modern powder coated aluminium windows and is connected to mains gas.

The works have created a lovely family home with generous ground floor living accommodation, that flows well and has fabulous natural light pouring in through the many large windows and glazed doorways.

The main reception room has bifold doors opening up to a raised timber terrace with the large lawned gardens beyond. This room is open to the generous sized kitchen with hand painted cream kitchen cupboards under honed granite worktops. In addition, there is a large island with dark blue units and brass handles. Kitchen fittings of two ovens, a five ring gas hob with canopy extraction over and a built in dishwasher.

The ground floor has two further reception rooms, one of which has a Clearview log burning stove. All of the ground floor, apart from the sitting room, has oak floorboards

The main rooms are accompanied by a good sized entrance hall, two ground floor WCs, utility room and a large first floor landing with built in full height linen cupboards. The landing cupboards also house the mains gas fired Worcester central heating boiler.

All four bedrooms enjoy a dual aspect with windows to two elevations. The main bedroom has sliding doors leading out to a timber decked terrace having frameless glass balustrades. Off the main bedroom is an en suite bathroom with a bath and separate shower. The three further bedrooms are all doubles, with two having built in wardrobes. A second bathroom has a bath with shower over.

Outside

One of the main features of this property are the large grounds, with the whole extending to 1.5 acres. Currently the grounds are all down to gardens, but they could provide a paddock, of an acre or more, whilst still retaining large gardens. The gardens are relatively low maintenance being mainly lawns and trees. The grounds also include a kitchen garden with raised beds, a greenhouse and a display of fruit trees.

Constructed in 2020 is a large 'Oakwrights' oak framed outbuilding currently set out to provide a double garage, workshop and a gym (formerly home office). The building has power points and lighting throughout.

The property has a brick paved driveway providing parking for several cars.

The house is fitted with a security alarm and CCTV. Both are accessible remotely.

Services

Mains water, electricity and gas are all connected. Drainage is to a private septic tank.

Local Authority

Herefordshire Council 01432 260000.

Fixtures and Fittings

Fitted carpets, curtains and light fittings may be available by separate negotiation. Otherwise any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

From Worcester take the A4103 signposted to Hereford. Continue for about 11 miles and you will come to a left hand turning into the B4220 signposted to Ledbury and Bosbury. Take this turning and drive all the way through the village of Cradley. A short distance after entering the national speed limit zone take the first right hand turning into Old Tanhouse Lane. The property is the first house on the right.

Energy Performance Certificate

The property has a relatively high energy performance rating of C75. The full EPC can be seen at this page <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2326-2010-2090-2051>

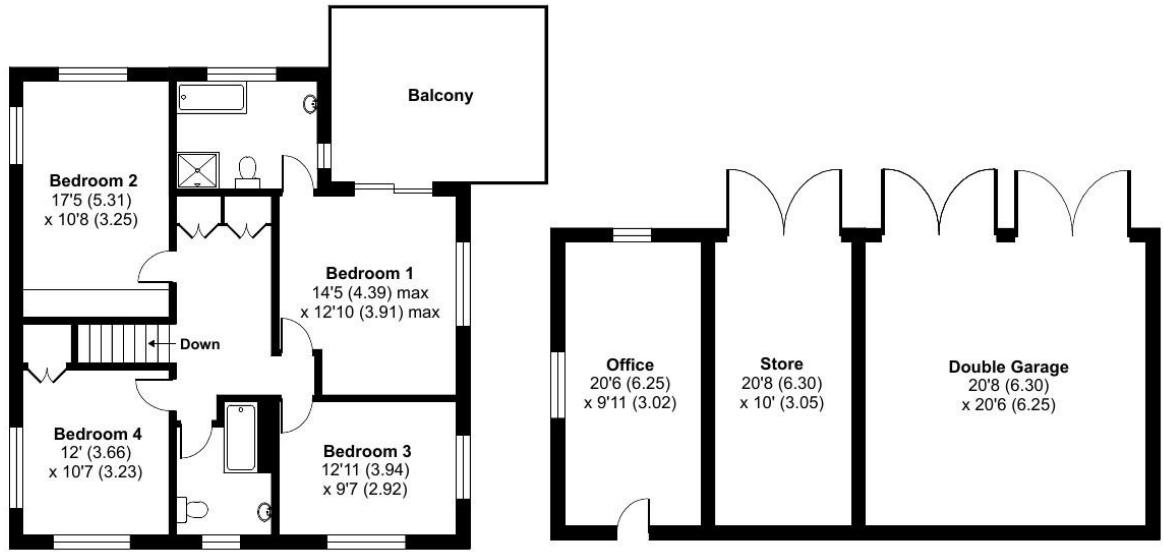
Sales particulars produced September 2023, using some photos from 2020.

Agent's Note

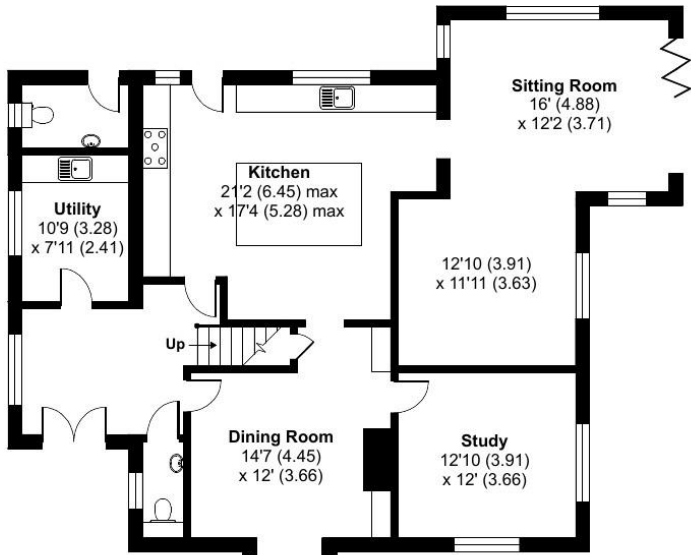
We are required under the Estate Agents Act 1979 to advise that one of the vendors is a partner of G Herbert Banks.







FIRST FLOOR



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



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