



Glebe House, Cradley, Herefordshire, WR13 5LQ

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Cradley, WR13 5LQ

Glebe House is a versatile detached family home situated in a secluded village location, offering well proportioned accommodation and delightful gardens. Originally built in the 1947, the property has been very well maintained and extended in more recent times. Occupying a delightful position in the village of Cradley with accommodation that extends to; entrance hallway, three reception rooms, conservatory, breakfast kitchen with adjoining utility room, four double bedrooms, two bathrooms, generous gated driveway for parking, generous double garage and beautifully maintained gardens that wrap around the property enjoying a sunny south west facing aspect. Found in the oldest part of the village, close to the church and the primary school with easy access to numerous countryside walks and a network of public footpaths passing through the village. The property has no onward chain and we highly recommend an early viewing to appreciate the potential of the property, position and plot on offer.

ENTRANCE

UPVC front door with obscured glass with recessed porch over, opens to entrance hallway.

ENTRANCE HALLWAY

Circular style hallway with stairs at the centre leading up to the first floor, large double glazed side facing window overlooking the gardens, storage cupboard, radiator, doors to all reception rooms;

SITTING ROOM 13'11" x 23'0" (4.26m x 7.02m)

Dual aspects with front and rear facing UPVC windows overlooking the gardens, stone built fireplace with open fire, slate hearth, stone built television plinth with built-in wood store, television and satellite television points, two radiators, UPVC large Windows and door open to;

CONSERVATORY 12'0" x 13'5" (3.67m x 4.09m)

Semi-circular uPVC conservatory with low brick wall, two doors opening to the garden which the conservatory overlooks.

DINING ROOM 16'7" x 12'1" (5.07m x 3.69m)

Triple aspect with uPVC double glazed windows, radiator, wall light points.



STUDY/FAMILY ROOM 11'10" x 12'0" (3.62m x 3.66m)

Rear facing with uPVC window and door to the rear garden.

KITCHEN 8'6" x 19'2" (2.60m x 5.86m)

Rear aspect with uPVC double window, range of contemporary wooden shaker style eye and base level unit units, with a roll top worksurface, inset stainless steel sink and drainer unit, inset electric hob, integrated electric oven and microwave, oil fired AGA with twin hot plates and double oven with extractor hood above, internal window and glazed panel door opens to;

UTILITY 7'6" x 12'1" (2.31m x 3.70m)

Front facing with uPVC window, range of eye and base level storage units, wood effect roll top work surface, inset sink and drainer unit, space and plumbing for washing machine and dishwasher, recess with a wall mounted Worcester mains gas fired central heating combination boiler, tiled floor, door to;

WC

With side facing obscured UPVC window, low-level WC, wash basin, continued tiled floor.

SIDE PASSAGE

Dual aspect with front and rear facing uPVC doors giving access to outside, loft access hatch, door to garage.

GARAGE 12'10" x 27'1" (3.92m x 8.28m)

Large double garage, with electric up and over roller door, rear facing window, storage space in roof space, outside tap, power and light.

FIRST FLOOR LANDING 16'2" x 6'7" (4.95m x 2.03m)

Front facing window, access to loft space, wooden handrail, doors to all bedrooms,

BEDROOM ONE 16'9" x 12'2" (5.12m x 3.73m)

Dual aspect with front and side facing uPVC windows overlooking the gardens, range of fitted bedroom storage furniture with wardrobes and dressing table, radiator, sliding door opens to;

EN SUITE 7'0" x 4'6" (2.15m x 1.39m)

Side facing uPVC window, recess shower cubicle with glass door and electric shower over, low-level WC, wash basin with storage below, storage cupboard, heated towel rail, electric shaver point.

BEDROOM TWO 14'0" x 11'6" (4.28m x 3.52m)

Rear facing with uPVC window, radiator, built-in fitted wardrobe.

BEDROOM THREE 13'3" x 12'0" (4.04m x 3.66m)

Dual aspect with rear and side facing windows, built-in wardrobe and storage, radiator.

BEDROOM FOUR 14'0" x 7'7" (4.29m x 2.33m)

Dual aspect with side and front facing windows, range of fitted furniture and storage, radiator.

BATHROOM 7'4" x 9'1" (2.24m x 2.78m)

Side facing uPVC double glaze window, large airing cupboard housing hot water tank, P shape bath with mixer shower over and glass splash screen, vanity unit with inset sink and storage below, extractor fan, spotlighting.

WC 7'4" x 3'2" (2.24m x 0.97m)

Side facing uPVC window, low-level WC.

GARDENS

Glebe House is approached by a gated access leading to a gravelled driveway providing excellent parking and with access to the double garage. The house sits proudly within the plot with a beautiful wrap around landscaped garden. The garden has been designed to provide interest all year round and is planted with an abundance of mature shrubs, plants and trees, providing a high degree of privacy. Enclosed by hedging and fences,

the sectional garden is planted with flowering borders to the front and along the driveway. There is an elevated seating area to the side around the conservatory, with the rest being laid to a well maintained lawn. To the rear is a further section of garden, hidden by evergreen hedging with a timber garden shed, ideal for a vegetable or children's garden

DIRECTIONS

From Malvern, proceed on the Worcester Road towards Link Top. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Follow this road until reaching a left hand turn signposted Cradley, opposite The Millbank Garage. Turn here and follow the road past the school and into the village and Glebe House can be found on the right hand side opposite Cradley Church as indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

what3words

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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.

SERVICES: Mains gas, electricity, water and drainage are connected. Oil fired AGA. 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: Herefordshire Council; at the time of marketing the Council Tax Band is: G

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

'offers over' £700,000



EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	86 60
England & Wales EU Directive 2002/91/EC	

Material Information Report



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