

FOR
SALE



The Oast House, Bromyard Road, Cradley, Malvern, Herefordshire WR13 5JP

£635,000 - Freehold

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PROPERTY SUMMARY

This excellent barn conversion is located in peaceful rural setting in the parish of Cradley between the market town of Bromyard and Malvern (both 6 miles away) and is also well placed for access to Ledbury (10 miles) and the cathedral cities of Hereford (17 miles) and Worcester (20 miles) with the M5 motorway link.

Within Cradley there are a range of local amenities including a doctor's surgery, church, primary school, village hall, post office and village shop.

There are numerous public footpaths and bridleways around the property, one of which adjoins the rear boundary of The Oast House all of which offer lovely countryside walks.

The Oast House is one of a pair of adjoining properties which lie in a small complex which includes the original farmhouse and which were converted approximately 40 years ago. The property benefits from replacement double glazing, gas (LPG) central heating and provides spacious and versatile accommodation with bedrooms on both the ground and first floors (extending to 1,800 square feet) with a double garage, gardens and paddock with the whole extending to approximately 2 acres.

POINTS OF INTEREST

- *Attractive barn conversion*
- *Delightful rural setting*
- *3 double bedrooms*
- *1,800 square feet*
- *Double Garage*
- *Gardens & grounds extending to 2 acres*



ROOM DESCRIPTIONS

Entrance Conservatory

With tiled floor and door through to the

Reception Hall

With hardwood flooring, radiator, under stairs store cupboard, central heating programmer, window, staircase leading up.

Inner Hall

With hardwood flooring, radiator, 2 windows and door to the

Living Room

With full height ceiling with exposed timbering, brick fireplace with a wood burning stove on a raised flagstone hearth, hardwood flooring, 2 radiators, Velux window, 2 windows to the courtyard and double doors and side windows to the rear with lovely views across farm land with Clee hill in the distance.

Utility Room

With sink unit, space and plumbing for a washing machine

Kitchen/Dining Room

With full height ceiling and exposed timbers, a range of traditional oak style base and wall mounted units with granite work surfaces and splash backs, sink unit, tiled floor, 2 built in electric ovens, 6 ring gas (LPG) hob with extractor hood over, built in dishwasher, built in fridge/freezer and microwave, a central island/workstation with granite top, 2 radiators, a wood burner on a raised hearth, Velux window, windows overlooking the front and rear aspects and door to the hall with a stable style door, access hatch to the roof space, cupboard housing the central heating boiler (LPG gas) and door to the

Shower Room/Cloakroom

With WC, wash hand basin with cupboard under, ladder style radiator, former shower cubicle (which could be reinstated), extractor fan and window.

Bedroom 3

With hardwood flooring, radiator and window overlooking the courtyard.

Bedroom 2

With a hardwood flooring, radiator, 2 windows and door to the

Ensuite

With low flush WC, vanity wash hand basin and ladder style radiator.

First Floor Landing

With exposed floorboards, a storage cupboard and door to

Bedroom 1

Originally two rooms this has a high ceiling with exposed timbers, exposed floorboards, access hatch to the roof space, a range of hardwood fitted wardrobes, 2 radiators, 2 windows and a

roof window.

Bathroom

With tiled walls and floor, a bath with mixer tap, sink unit with storage under, WC, tiled shower cubicle with mains fitment and glass screen, ladder style radiator, extractor fan and a window to the rear aspect.

Outside

The property is approached via a shared driveway which the leads to a gravelled parking and turning area, there is a

Double Garage

With wooden up and over doors, light and power, 2 windows and side entrance door.

Immediately to the front of the property is a triangular shaped courtyard. To the side of the driveway is a lawned area planted with a variety of fruit trees - mainly apple (both eating and cooking). A gateway then leads into the paddock which slopes gently away from the property and is enclosed by wooden stock fencing. There is a vegetable garden with raised beds and a poly tunnel, a range of sheds and the whole extends to approximately 2 acres.

Services

Mains water and electricity are connected, private drainage and LPG gas central heating.

Outgoings

Council tax band E - £2,988 payable for 2025/2026

Water rates are payable.

Directions

From Bromyard proceed towards Worcester on the A44 then take the right turn towards Malvern (B4220), continue for 4 1/2 miles and turn left after Ridgeway Riding Centre into an unmarked drive and after 1/2 a mile the property is located at the end of the drive.

What3Words

///ourselves,daydream.bonfires

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

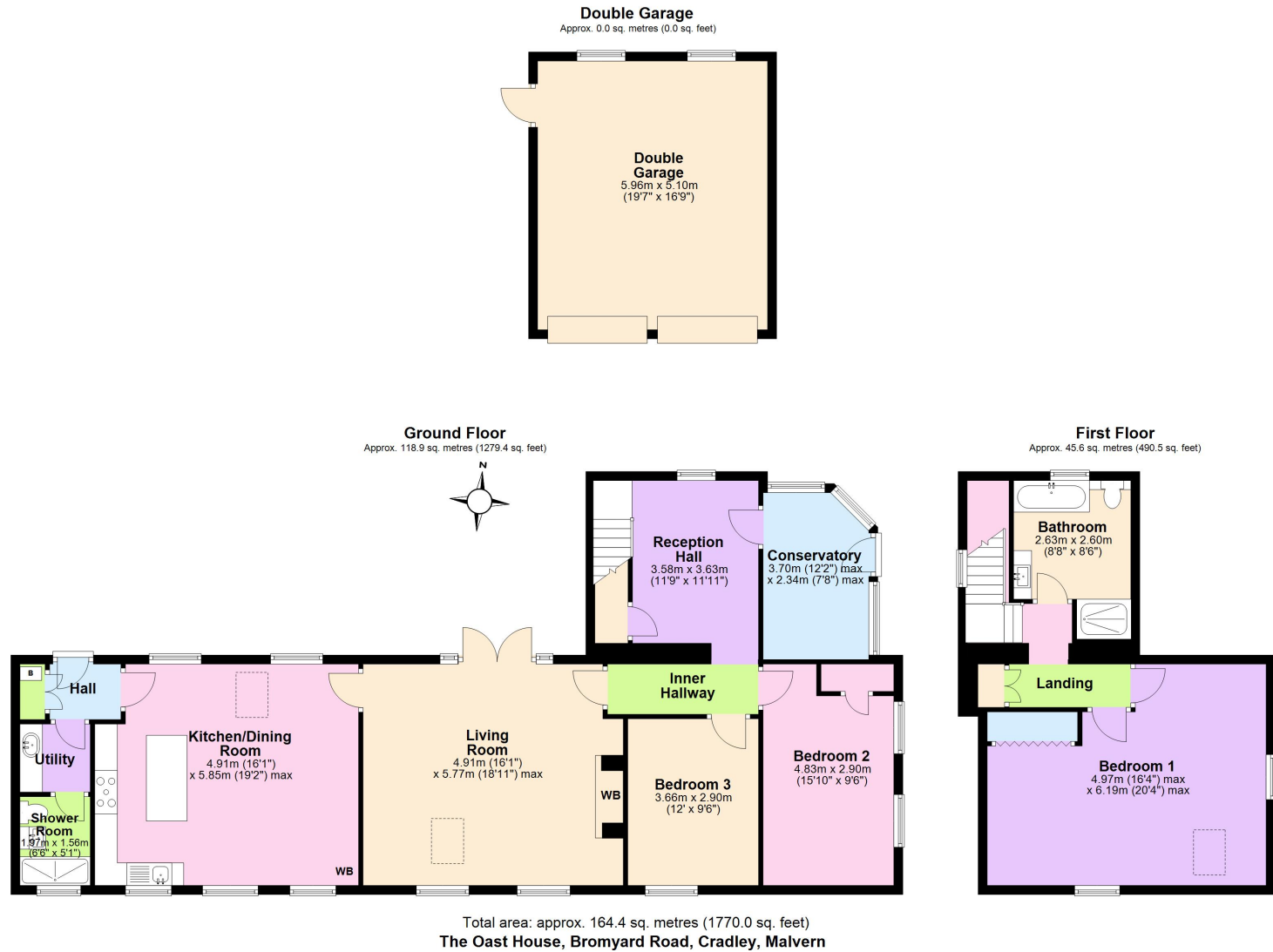
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	76	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	