



## Hillcrest Bromyard Road

Cradley, WR13 5JN

An individual extended three bedroom detached property, boasting generous gardens with outstanding views. In brief the accommodation comprises, reception hall, extended living room, extended dining room, kitchen, cloakroom, pantry and boot room. Whilst to the first floor are three bedrooms and shower room. With double glazing throughout, a newly installed exterior oil central heating boiler, garage, greenhouse and storeroom. This property offers everything you need for rural living. An internal viewing is strongly advised. EPC Rating D

**Guide Price £480,000**

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## Reception Hall

Hard wood door opens into the Reception Hall, with two double glazed windows to the front aspect, overlooking the fore-garden. Doors off to the Kitchen, Cloakroom, Dining Room and Living Room. Stairs rise to the First Floor and door to an under stairs storage cupboard. Radiator.

## Living Room

21'7" x 16'0" (6.6m x 4.9m)

The living room is a generous versatile room and the current owners utilise the space well. A particular feature is the multifuel burner with wooden mantle and tiled hearth. With double glazed windows to the front and rear aspects and large double glazed sliding doors opening to the garden, a perfect and tranquil space to sit and enjoy the garden.

## Dining Room

9'11" widening to 13'1" x 21'0" (3.03m widening to 4m x 6.41m)

An extended room with double glazed window to the rear aspect, radiator.

## Kitchen

14'7" x 9'2" (4.45m x 2.8m)

The Kitchen is fitted with a range of eye and base level units and drawers with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, slot in double oven with four ring gas hob and extractor above. Double glazed window overlooking the garden, door to Pantry, store cupboard and door to Boot Room.

## Pantry

8'0" x 7'10" (2.45m x 2.4m)

A very useful room with a cold shelf, space and plumbing for a washing machine and space for further appliances.

## Boot Room

With window and door to the front of the property and door to the former coal shed with shelving and light.

## Cloakroom

Fitted with a low flush WC, corner basin with mixer tap and tiled splashback. Mirrored wall. Consumer unit and wall mounted heater.

## First Floor

From the Reception Hall, stairs rise to the First Floor. With doors off to all Bedrooms and Shower Room. Radiator and three double glazed windows to the front aspect. Door to Airing cupboard housing water tank and shelving for storage.

## Bedroom One

15'10" x 12'1" (4.85m x 3.7m)

With floorboards, two double glazed windows to the side and rear aspects, providing glorious views of the full range of the Malvern Hills and open countryside. Built-in storage cupboard and radiator.

## Bedroom Two

11'3" x 9'4" (3.45m x 2.85m)

Two double glazed windows to the front and side aspects, providing views over open countryside. Radiator.

## Bedroom Three

9'2" x 8'10" (2.8m x 2.71m)

Currently used as an office, with double glazed window to the rear aspect, access to loft space via hatch with drop down ladder. Radiator.

## Shower Room

6'2" x 5'7" (1.9m x 1.71m)

Fitted with a white suite comprising, corner shower cubicle with glazed screen, tiled walls and electric power shower. Vanity unit with basin inset, tiled splashback, cupboards below and hidden cistern low flush WC. Obscured double glazed window to the front aspect, "ladder" style radiator, a further wall mounted electric heater and shaver point.

## Garage

20'0" x 12'9" widening to 19'4" (6.1m x 3.9m widening to 5.91m)

With up and over door to the driveway parking, shelving and light. Door to Greenhouse and three double glazed windows to the rear and side aspects. Additional storage in the eaves.

## Outside

Hillcrest sits on a generous plot, encompassed by mature hedging for privacy and enjoying views across the valley back towards the Malvern Hills. The garden is predominantly laid to lawn with a Summer House, Chicken Coop, numerous fruit trees, raised vegetable beds and a pond. Attached to the Garage is a useful Greenhouse with an additional store room. The oil fired boiler is located outside to the rear of the kitchen, along with an outside tap, water butts and power points.

Gated side access leads to the front of the property where the fore-garden is predominantly laid to lawn with hedging, shrub filled borders and a low rise wall. Driveway parking for several vehicles with an additional gravel parking area leading to the Garage.

## Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Agents Note

We have been advised by our clients that the property is on mains electricity and water, with oil fired central heating, LPG gas for the hob along with a sewage treatment plant that was installed in February 2024.

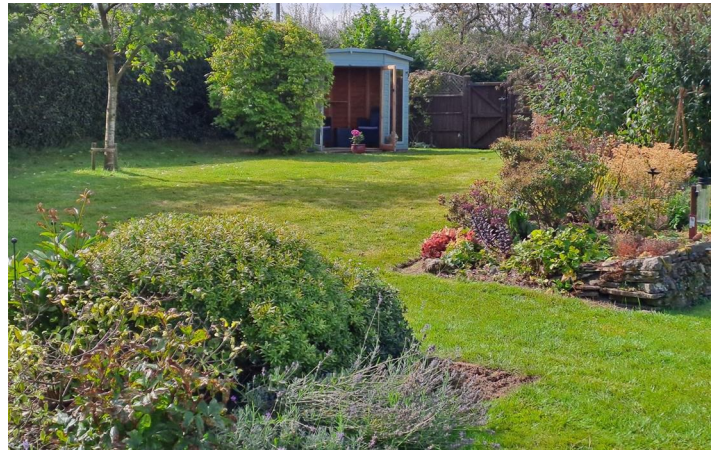
## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Directions

From Denny & Salmond Office, proceed along A449 to Link Top, turn left onto North Malvern Road, B4219 and right onto Cowleigh Road, B4219. Proceed to the T junction and turn left onto the Hereford Road, A4103. Proceed along the A4103, past the Red Lion Inn, continue until you see the sign to Bromyard. Turn right onto the B4220 and the property is located 1/2 a mile on the right as indicated by the agents for sale board. Hillcrest is accessed via the second driveway for Pullens Farm.







# Floor Plan



Hill Crest, Bromyard Road, Cradley

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