



THE CROSS

HR8 1JL



THE CROSS CODDINGTON

A beautifully refurbished country house with detached self-contained annexe and outbuildings, set in about five acres of garden and paddocks, in an idyllic setting close to the Malvern Hills



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EPC

C

Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold



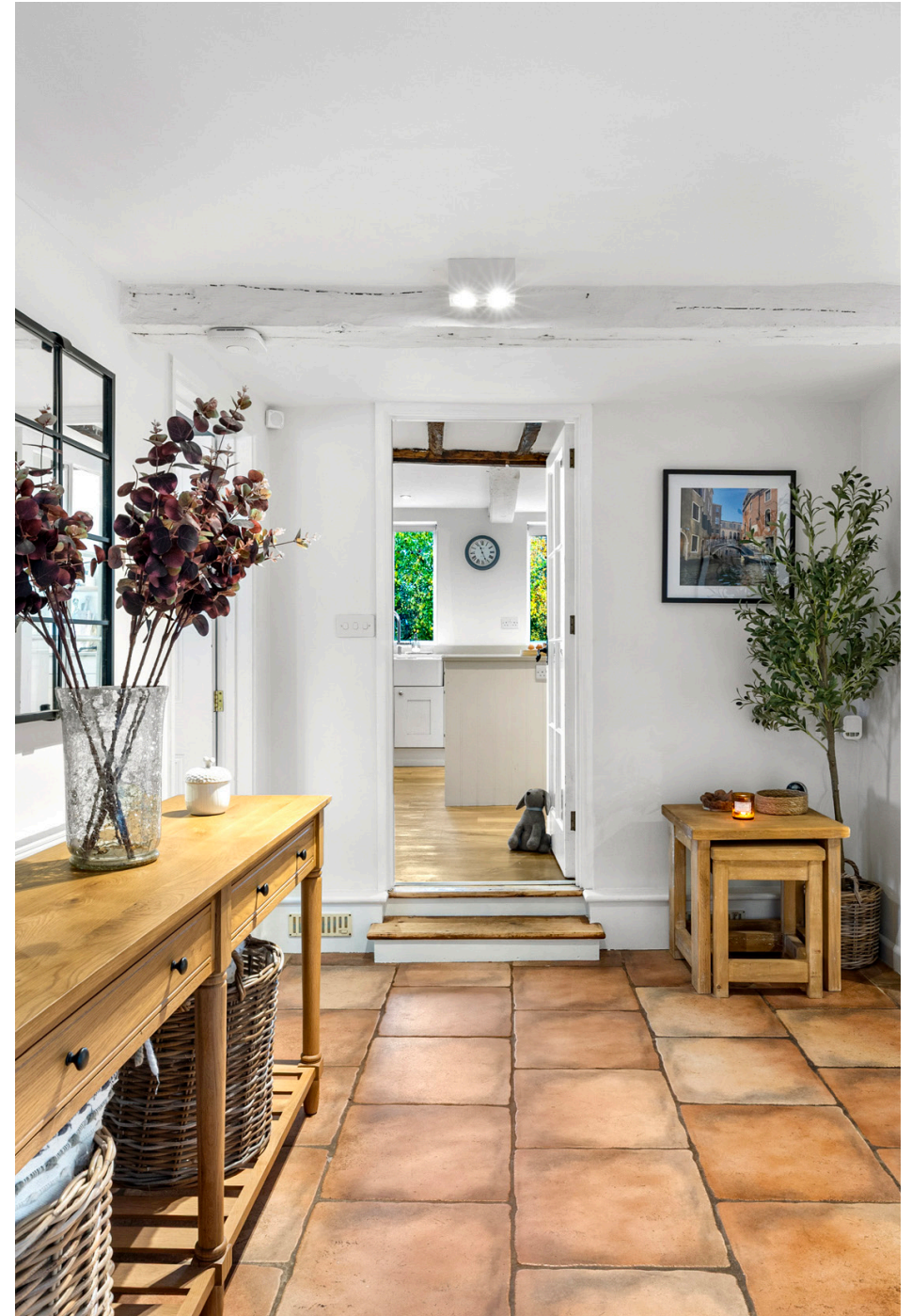
THE PROPERTY

The Cross is a characterful period property in a peaceful rural location surrounded by beautiful countryside in a desirable corner of the county between Ledbury and the Malvern Hills.

The original detached cottage has evolved into a superb family home with well-proportioned, practical and stylish accommodation.

The versatile range of outbuildings provide a gym, garage and workshops as well as a detached, self-contained annexe or holiday let.

The garden has large areas of level lawn, well tended borders, mature shrubs, fruit trees and views over the paddocks towards woodland.









SERVICES

Mains electricity and water (metered), Ground source heat pump supplying central heating and hot water to the house, annexe and gym. Private drainage via a treatment plant.

5.4 KW solar PV installation.

Gigaclear fibre broadband.

Flood risk – Very Low. (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Not Listed, not in a National Park, Conservation Area or AoNB.

No Public Rights of Way cross the property.







LOCATION

The small rural hamlet of Coddington is situated in a particularly pretty corner of Herefordshire close to the well serviced village of Colwall.

The village provides an excellent range of local facilities including a railway station with direct services to London and Birmingham.

Ledbury is the nearest town and is famous for its medieval market hall and excellent range of local shops and services. Hereford, Great Malvern and Worcester are all within easy reach.

There are a notable number of good private schools nearby. In particular The Elms and The Downs preparatory schools in Colwall, Malvern College and Malvern St James close by, and other well known schools easily accessible in Worcester and Cheltenham.

The M50 and M5 are easily accessible and there are international airports within 1 1/2 hours at Birmingham and Bristol.

The area around the Malvern Hills on the Herefordshire/Worcestershire border is much sought after .





DIRECTIONS

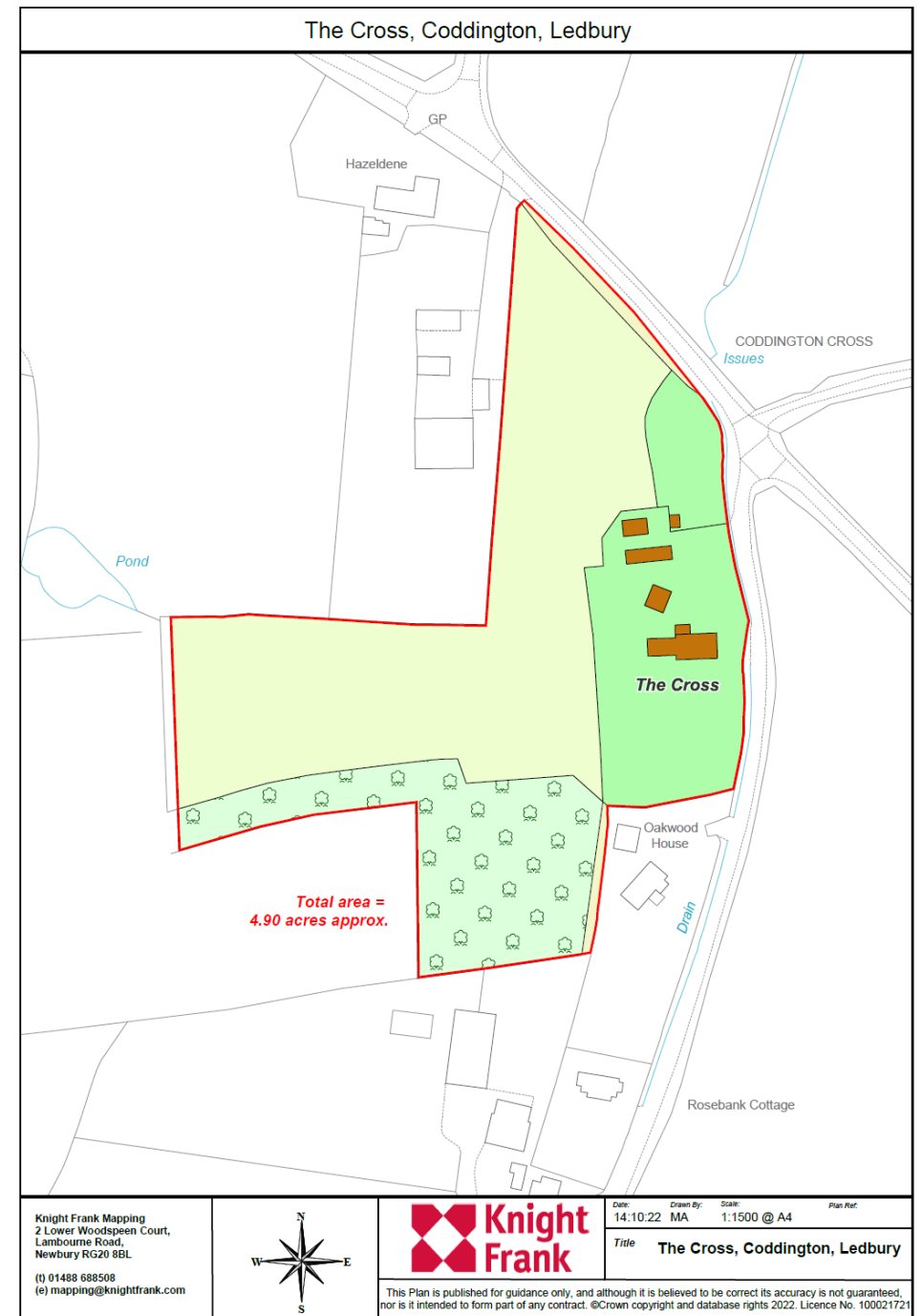
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What3words - <https://w3w.co/demand.gladiator.switched>

Malvern 5 miles

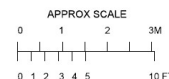
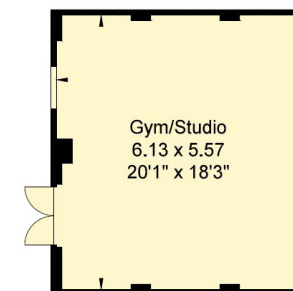
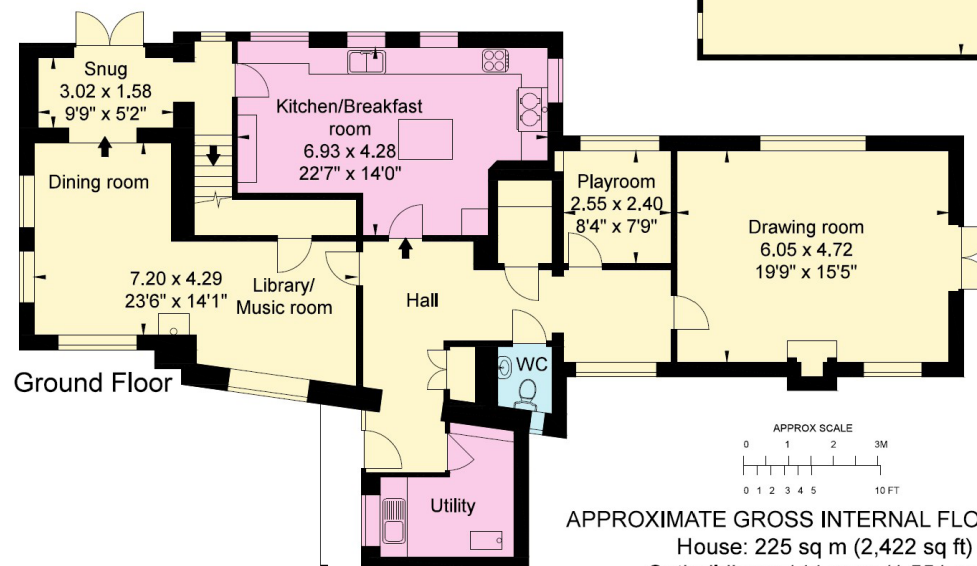
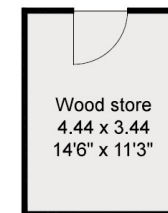
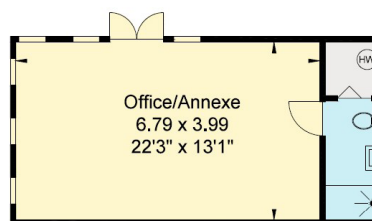
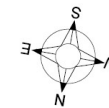
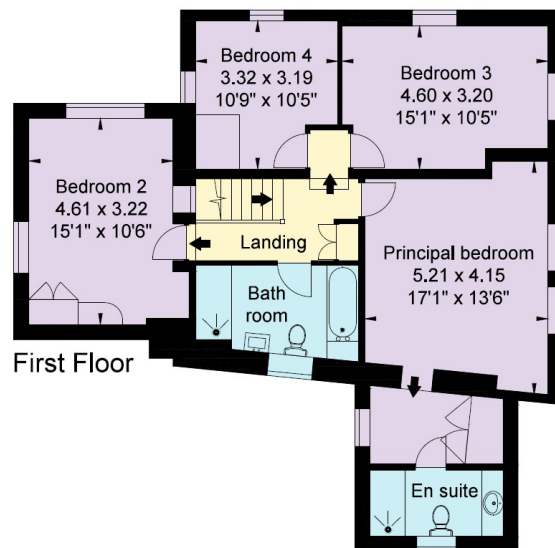
Ledbury 4 miles

M50 (junction 2) 9 miles









APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 225 sq m (2,422 sq ft)
Outbuildings: 144 sq m (1,551 sq ft)
Total: 369 sq m (3,973 sq ft)

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ma/

Outbuildings

Not shown in
actual location /
orientation

We would be delighted
to tell you more.

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