



Lutian House is a unique property, set in 2.24 acres of paddock in the picturesque village of Cradley just west of the Malvern Hills. This property has been imagined and built by the owner to be a superb blend of modern design, high specification and ecologically responsible technologies. The high efficiency qualities include solar panels, a living green roof and commercial standard construction and insulation materials. Much of the living spaces are open plan with the focus on the huge south facing windows that overlook the land and the views beyond. The living room area has a corner fire and integrated entertainment and sound systems, the kitchen is a high end finish with top quality appliances all with underfloor heating which extends to the whole house. There are three bedrooms, all with en-suite with the master having a larger bathroom and a dressing room. In addition there is a study/bedroom four, a utility and a plant room. Approached via a gated and private driveway, the parking area sits in front of the front doorway. The land which gently slopes down from the elevated position is around 2.24 acres and perfect for animals or a horse as part of a small holding. This really is a one off home, we cannot recommend a viewing in person more highly to appreciate the quality and position of the property.



## ACCOMMODATION

### RECEPTION HALLWAY

Wooden front door and double glazed full height glass panels open to reception hallway area. Polished concrete floor with underfloor heating which continues throughout, exposed timber and feature curved roofline, LED spot lighting, opens to:

### OPEN PLAN LIVING DINING SPACE AND KITCHEN 29'9" x 23'7"

**approximately (9.09m x 7.20m approximately)**

Very impressive centrepiece of the property. Full width and full height glass windows extend along the entire garden facing south side, large sliding doors open to gardens, feature curved ceiling and exposed structural timbers, corner fireplace and integrated wood store, integrated entertainment controls for the television and sound system, adjustable mood lighting system set into the floating raft backlit ceiling, air circulation system maintains clean ambient air and continues throughout the property, polished concrete floor and underfloor heating also continues throughout, all overlooking the garden and land with a southerly aspect for exceptional light and space.

### **KITCHEN 20'0" x 15'0" approximately (6.11m x 4.58m approximately)**

High specification fitted kitchen with a central island with marble 'raspberry ripple' worktops, integrated sink with "Quooker" boiling water tap, SMEG microwave & combi oven, warming drawer and SMEG electric combination oven, full height integrated refrigerator and freezer and pull out larder cupboard, integrated dishwasher and waste bins unit, extractor hood over island unit with NEFF induction hob, integrated Sonos music system continues, rear facing full height windows and side facing windows. continued polished concrete floor and underfloor heating system.

### **STUDY 8'4" x 7'10" (2.56m x 2.40m )**

Side facing double glazed window, continued polished concrete floor, LED lighting, curved ceiling beams, entertainment/music controls, air flow.

### **CLOAKROOM 8'0" x 5'11" (2.45m x 1.81m )**

Rear facing obscure double glazed window, low level WC, vanity unit with storage drawers below, additional wall mounted storage, air circulation system and spot lighting.

### **UTILITY 8'1" x 7'8" (2.48m x 2.34m)**

Side facing door with double glazed panel, fitted storage with worktop, inset sink, spot lighting, open to:

### **BOILER/PLANT ROOM 8'4" x 4'11" (2.55m x 1.50m)**

Houses Worcester boiler, large Megaflo hot water cylinder, air circulation system, solar panel inverter, underfloor heating system manifold, controls for all electrical, entertainment, broadband and system controls.

### **INNER HALLWAY**

Slightly curved with exposed beams and fitted storage along its length, with sliding obscured glass doors.

### **BEDROOM THREE 11'6" x 11'0" plus door recess (3.52m x 3.36m plus door recess)**

Rear facing full height window and door to terrace and overlooking garden, polished concrete floor with independent controls, remote control lighting, fitted double wardrobe with mirror door, door to:

### **ENSUITE SHOWER ROOM 6'7" x 5'7" (2.03m x 1.72m)**

Step in double shower with rain water head fitting and glass screen, low level WC, vanity unit with inset wash basin, spot lighting, tiled walls, illuminated mirror, towel rail.

### **BEDROOM TWO 11'6" x 10'10" plus door recess (3.52m x 3.32m plus door recess)**

Rear facing full height window and door to terrace and overlooking garden, polished concrete floor with independent controls, remote control controls, double wardrobe with mirror door, door to:

### **ENSUITE BATHROOM 6'6" x 6'1" (1.99m x 1.87m)**

Bath with shower attachment fitting, low level WC, vanity unit with inset wash basin, spot lighting, tiled walls, illuminated infinity mirror, towel rail.

### **BEDROOM ONE 16'4" x 12'7" (4.98m x 3.85m)**

Large full height and full width windows and doors open to garden, two side facing double glazed windows, independent controls over underfloor heating system, television point, exposed curved ceiling beams, door opens to:

### **DRESSING ROOM 7'3" x 5'9" (2.21m x 1.76m)**

Exposed beams, fitted hanging rails and shelving made with copper pipes, door to:

### **ENSUITE BATHROOM 11'4" x 7'2" (3.46m x 2.20m)**

Side facing with two tall obscure double glazed windows, contemporary double end bath with shower attachment over, low level WC, wall hung twin basin vanity unit with illuminated mirror over, tall chrome radiator, walk in shower with rain water attachment over and wet room style floor, Porcelanosa tiled walls, under floor heating, air circulation system.

### **OUTSIDE**

The property is approached via a five bar gated driveway with the property not visible from the road, follow the driveway down to the property with parking spaces to the fore of the property, with planning in place for timber frame car port. The property is surrounded by a pathway for access to the rear where there is some ground that is ideal for additional storage or sheds. The land extends to around 2.24 acres in total, mostly laid to a paddock which is overlooked by the property and slopes away from the elevated position of the house, which enjoys views towards Cradley Church with a southerly aspect. There are a few small storage sheds and animal shelters that may be available by negotiation. There is also a water supply and a pending planning application for a stable block.

### **LOCATION**

Lutian House is situated in the village of Cradley and is just under a mile from the main Worcester/Hereford Road. It is therefore well placed for easy commuting distance of Bromyard, The Malverns, Ledbury and the cities of Hereford and Worcester. The village of Cradley is approximately two miles distant and offers a Village hall, general store, highly regarded primary school and doctor's surgery.

### **DIRECTIONS**

### **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.

SERVICES: Mains gas, mains electricity, water and drainage are connected. 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 (01432 260000); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: A93 Potential: A93

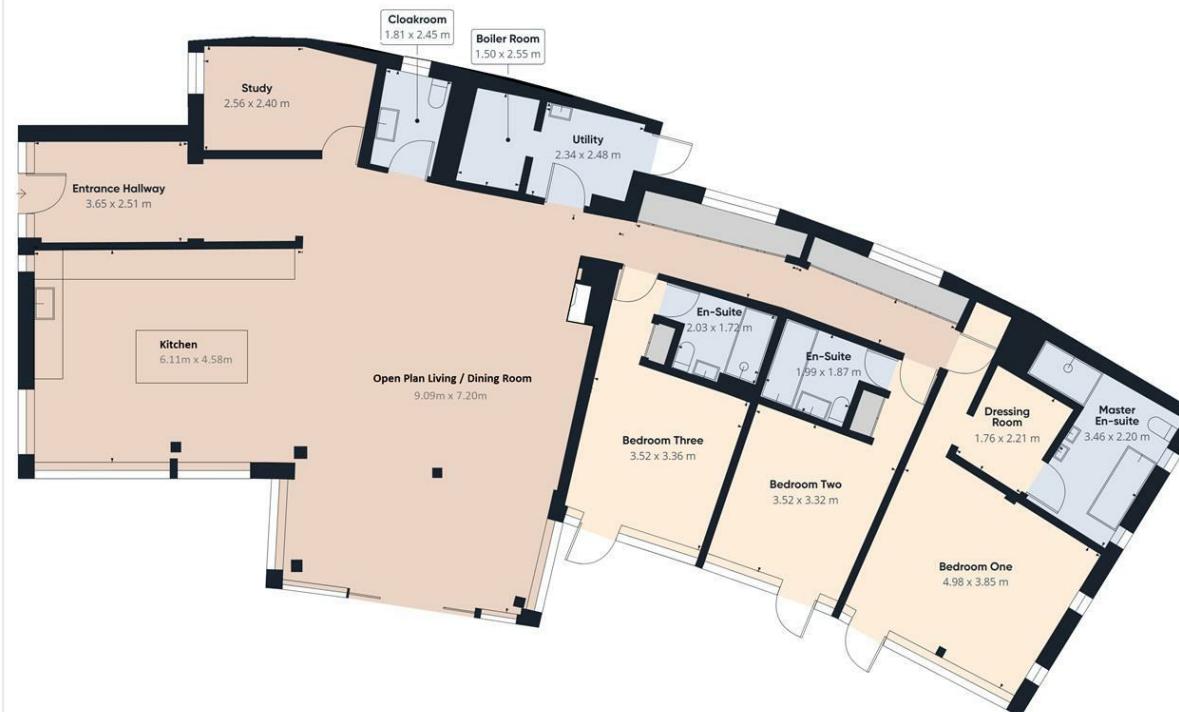
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

### **VIEWINGS**

For more details or to arrange a viewing, please call our Malvern Office on 01684 561411.

### **ASKING PRICE**

£1,200,000



Approximate total area<sup>(1)</sup>  
212.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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