



Waylands, Yock Lane  
Wick | Worcestershire

Johnsons  
PROPERTY CONSULTANTS





For indicative purposes only

Refined semi-rural retreat with breathtaking countryside views.



# Contemporary meets countryside charm



Waylands, Yock Lane,  
Wick, WR10

A beautifully presented three-bedroom detached home. Thoughtfully renovated with premium finishes, this home exudes elegance while ensuring the utmost comfort and convenience for modern family living.

The high-specification upgrades include premium windows, a digital Nest heating control system, and stylish contemporary radiators. The generous landscaped gardens provide an idyllic outdoor sanctuary, seamlessly merging with the breathtaking open countryside beyond. Just a scenic riverside stroll from Pershore's historic town centre, this home truly offers the best of both worlds.



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# Bright, welcoming and serene

## Ground Floor

Step into a bright entrance hall leading to the heart of the home—a cosy yet spacious living room bathed in natural light from dual-aspect windows. A striking feature fireplace enhances the inviting ambiance. The stylish kitchen/dining area is equally impressive, offering modern appliances, sleek cabinetry, and dining space to gather with family and friends.

## First Floor

Upstairs, the bedrooms provide a serene retreat, each thoughtfully designed with comfort in mind. The master bedroom enjoys stunning views of the surrounding countryside, allowing you to wake up to picturesque landscapes each morning. The additional bedrooms offer versatility as accommodation or as home office and hobby spaces. The striking family bathroom features high-end fixtures, a luxurious bathtub, and elegant tiling for a spa-like experience.

## Outside

The property's landscaped gardens offer aesthetic appeal and practicality. Expansive lawns provide space for outdoor leisure, while paving and raised planters create a tranquil environment for gardening enthusiasts. The views across the rolling countryside add a breathtaking backdrop, creating a sense of peace and privacy. With the added convenience of a driveway and a large workshop/store, this outdoor space is as functional as it is picturesque.





# Walking distance to historic Pershore

## Situation

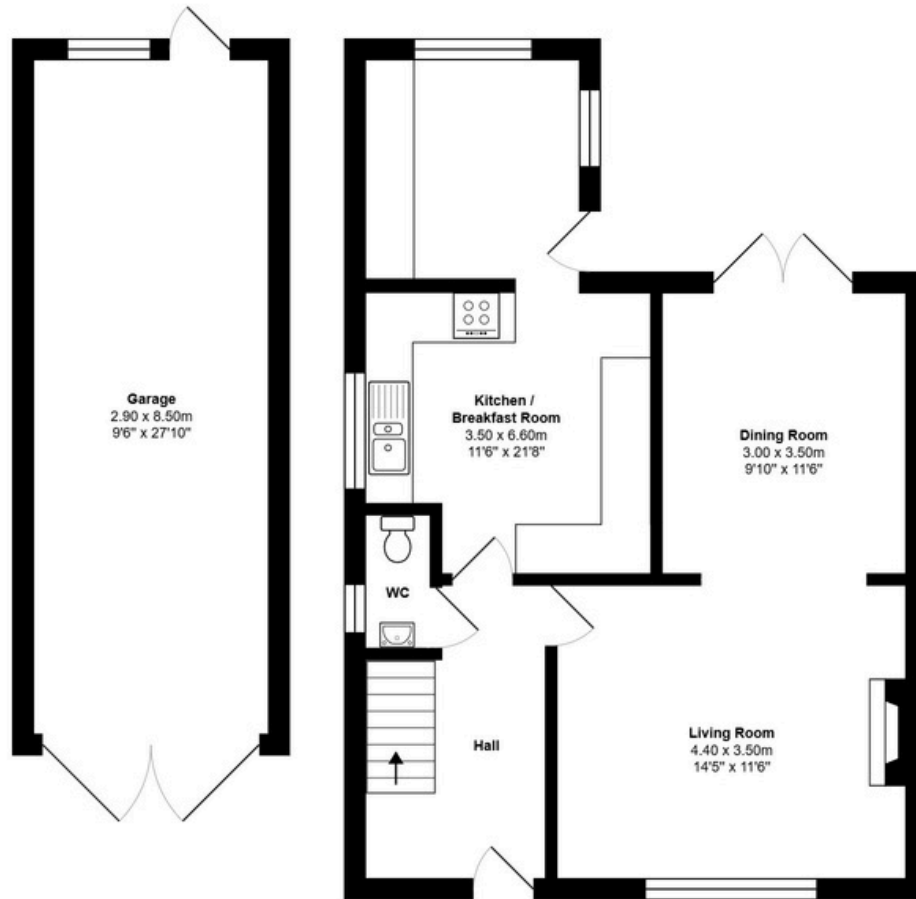
Nestled in the charming village of Wick, the property enjoys an enviable location that blends rural serenity with easy access to amenities. A 20-minute walk along the River Avon leads to the vibrant Georgian market town of Pershore, where you'll find an array of independent boutiques, award-winning restaurants, and inviting cafés.

Pershore itself is a jewel of the Worcestershire countryside. Its rich history, thriving arts scene, and excellent transport links—including a direct railway connection to London Paddington—make it a highly desirable place to live. This exceptional home offers the perfect balance of a countryside retreat and convenient access.

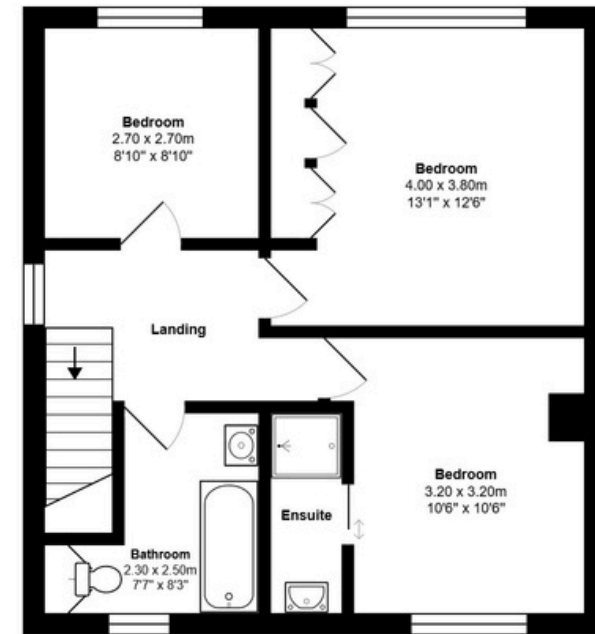




**Waylands, Yock Lane, Wick, WR10 3NS**



**Ground Floor**



**First Floor**

**Total Approx Area: 107.0 m<sup>2</sup> ... 1152 ft<sup>2</sup> (excluding garage)**

**All measurements of doors, windows, rooms are approximate and for display purposes only.**

**No responsibility is taken for any error, omission or mis-statement.**

**This plan is for illustrative purposes only and should be used as such by any prospective purchaser.**

**The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.**



## Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Broadband: Ultra-fast 900Mbps \*

## Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

## Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

## Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band D.

## Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

## Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

## Directions

Take the B4084 (Persnore Road) from Evesham. Turn right onto Timber Lane towards Wick. Turn left onto Yock Lane. The property is situated on the right.

## Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Selling?



Scan for an instant market report on your home.



### Travel Distances

Persnore - 1.2 miles   Evesham - 5.7 miles  
Worcester - 10.5 miles



### Nearest Stations

Persnore - 2.9 miles  
Worcestershire Parkway - 6.5 miles



### Nearest Airports

Birmingham Airport - 38.3 miles  
London Heathrow - 93.7 miles





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