



Allan Morris
estate agents

**Little Ridge, Garrett Bank, Welland,
WR13 6NF**

 **MAYFAIR**
OFFICE GROUP

Garrett Bank, Welland, WR13 6NF

An extended, detached, four bedroom family home, with double garage, 1.22 acres of gardens and paddock, located in the heart of the village of Welland within walking distance of the Primary School, shop and within catchment for Hanley Castle High School. The accommodation comprises; entrance hall, sitting room with fireplace and doors to the garden, dining room, study, breakfast kitchen, utility, walk in pantry, ground floor modern refitted shower room, four bedrooms, bathroom & separate WC. Further benefits include; central heating, double glazing and an electric gated driveway. A large double garage, workshop/snooker room and pool pump room for scope for a wide range of uses. The private mature gardens and paddock of over an acre include a heated swimming pool, summer house and various spots to sit and look back over the gardens to the Malvern Hills in the distance. The property and outbuildings offer excellent scope for improvement and further development (STPP) and are for sale with no onward chain.



ENTRANCE HALL

Accessed via an obscure glass double glazed door with matching window to side, double glazed window overlooking the garden, two ceiling light points, radiator, stairs to first floor with under stairs storage, doors to:

SITTING ROOM 18'4" x 12'0" (5.61m x 3.68m)

Dual aspect, with rear aspect double glazed sliding doors which open to a paved seating and entertaining area and a double glazed window to the side overlooking the garden with the Malvern Hills in the distance, two ceiling light points, two wall light points, feature open fireplace with brick surround and wooden display shelving, radiator.

DINING ROOM 12'0" x 11'11" (3.66m x 3.64m)

Rear aspect double glazed window, ceiling light point, coving, radiator.

BREAKFAST KITCHEN 18'4" x 7'11" (5.59m x 2.42m)

Two double glazed windows overlooking the driveway and paddock beyond, recessed ceiling down lighters. Fitted kitchen comprising of a range of floor and wall mounted cream units, under a stone effect work top, stainless steel one and a half bowl sink unit, integral electric hob with discrete extractor over, integral double oven, integral fridge, integral freezer, integral dishwasher, space for breakfast table, radiator. Door to:

UTILITY 8'0" x 5'10" + hallway (2.44m x 1.78m + hallway)

Double glazed window overlooking drive and paddock, ceiling light point, stainless steel sink unit with double storage below, space and plumbing for washing machine, door to shower room, door to:

REAR PORCH

Accessed via part glazed door from the drive, ceiling light point, built in boiler cupboard with floor mounted Worcester oil fired boiler. Doors to:

STUDY 7'8" x 7'4" (2.36m x 2.26m)

Double glazed window overlooking drive and garden, ceiling light point, built in high level cupboards.

WALK IN PANTRY 6'9" x 4'0" (2.07m x 1.24m)

Double glazed window, ceiling light point, range of pantry shelving, coats rail.

SHOWER ROOM 5'10" x 4'6". (1.78m x 1.38.)

Side aspect obscure glass double glazed window, ceiling light point. Modern re-fitted suite comprising of a shower cubicle, floating wash hand basin with storage below, push flush WC, heated towel rail, part tiled walls, tiled floor.

LANDING

Double glazed window, ceiling light point, access to roof space. Doors to:

BEDROOM ONE 15'1" x 12'0" max into wardrobe (4.62m x 3.66m max into wardrobe)

Dual aspect with side aspect double glazed window with views over gardens and swimming pool to the Malvern Hills, and rear aspect double glazed window with views to St James Church, ceiling light point, wall light point, range of full height fitted wardrobes and storage cupboards, radiator.

BEDROOM TWO 11'11"n x 11'11" (3.65m x 3.64m)

Double glazed window overlooking gardens to St James Church and the Malvern hills beyond, ceiling light point, range of fitted full height wardrobes and storage cupboards, radiator.

BEDROOM THREE 12'1" x 7'11" (3.69m x 2.43m)

Double glazed window with views over the paddock, ceiling light point, fitted double wardrobe with storage over, fitted airing cupboard with hot water cylinder and slatted shelving, radiator.

BEDROOM FOUR 8'7" x 7'11" (2.63m x 2.43m)

Double glazed window with views over paddock, ceiling light point, fitted double wardrobe with cupboards over, radiator.

BATHROOM 5'10" x 4'6" (1.79m x 1.38m)

Double glazed window, re-fitted white suite comprising of a panel bath and pedestal wash hand basin with light over, heated towel rail.

SEPARATE WC

Double glazed window, wall light point, re-fitted white WC.

GARDENS & Paddock

The property sits in a large mature garden and paddock plot of 1.22 acres. Access is via an electric double five bar gate which opens to a tarmac drive providing parking for numerous cars and giving access to the back door and double garage, with additional double width tarmac drive to the side of the garage providing parking for a motor home/horse box, a five bar gate from the drive leads to the paddock.

The majority of the gardens are laid to lawn with a range of mature flower and shrub beds, mature hedging to the boundaries and a number of specimen trees providing shade and privacy to the garden. Accessed from the sitting room is a wide paved seating area with space for entertaining and al fresco dining with views over the garden to the swimming pool. The heated swimming pool is approximately 10m to 5m and is heated via the oil fired boiler in the pump room, a wide paved area surrounds the pool and a timber garden summer house over looks it. A second gated access to the paddock is at the bottom of the garden. The paddock is accessible for gated entrances near the main gate to the property and also from the bottom of the garden.

DOUBLE GARAGE 27'7" x 16'7" (8.42m x 5.06m)

Block built, larger than average, double garage, front aspect up and over style door, windows to both sides, power and light points, eaves storage, pedestrian door to drive.

WORKSHOP/SNOOKER ROOM 20'5" x 17'1" (6.24m x 5.21m)

Light and power, access via a single garage door and stable door, currently used as a snooker room.

POOL/PUMP ROOM 8'11" x 7'8" (2.74m x 2.35m)

Windows to side and rear, power and light, houses Thermicon oil fired boiler, pump and filter to service the heated swimming pool.

DIRECTIONS

From the Allan Morris office in Great Malvern bear right across Belle Vue Terrace and on to the Wells Road. Follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland to a T-junction. Turn left and proceed straight on to the village of Welland. Continue to the centre of the village turning left the crossroads. Little Ridge can be found on the left hand side after the park as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries on the property please call us on 01684 561411 or email malvern@allan-morris.co.uk.

ADDITIONAL INFORMATION

Tenure: We understand the property to be Freehold but this point should be confirmed by your solicitor.

Fixtures and Fitting :Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

Services: Mains electricity and water are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

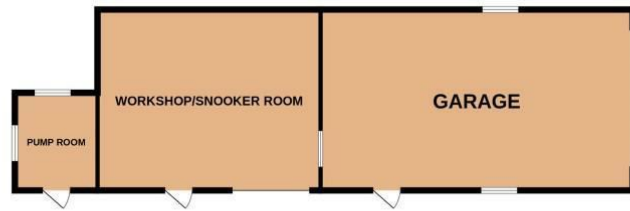
Outgoing: Local Council: Malvern Hills District Council (01684 862151), at the time of marketing the Council Tax Band is: F

Local Education Authority: Worcestershire LA: 01905 822700

EPC Rating: Current: TBC Potential: TBC

ASKING PRICE - £700,000

GROUND FLOOR
1727 sq.ft. (160.5 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 2328 sq.ft. (216.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
Made with Metropix ©2024

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



