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estate agents

 **MAYFAIR**  
OFFICE GROUP



Elmcroft, Rylands Lane, Elmley Lovett, Droitwich, Worcestershire. WR9 0PT

Guide Price £750,000

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A characterful detached Barn Conversion, offering immaculately presented and well proportioned accommodation, situated in this idyllic rural location with approximately 1 acre of gardens/paddock. The property further benefits from a detached Double Garage and Workshop with an approved Planning Application (W/22/01623/HP)\*, for the change of use to ancillary accommodation.

Accommodation briefly comprises: Entrance Porch, Reception Hall, stunning Lounge, Kitchen Breakfast Room, Utility Room, Dining Room/Bedroom 4, three Bedrooms (Main Bedroom with En-Suite), Family Bathroom and Balcony with views over the gardens and surrounding fields.

Outside: Private mature lawned gardens, a large gravelled driveway providing off road parking for 6+ cars, in turn accessing the Barn, Double Garage and Workshop\* and Paddock (with stable block and storage shed).

LOCATION: What3Words: lighters.cowboys.shutting

**Hall:** - 4.32m x 2.69m (14'2" x 8'10")

**Lounge:** - 6.27m x 5.72m maximum (20'7" x 18'9" maximum)

**Kitchen Breakfast Room:** - 4.85m x 4.75m (15'11" x 15'7")

**Utility Room:** - 2.69m x 1.85m (8'10" x 6'1")

**Dining Room / Bedroom 4:** - 6.27m x 2.77m (20'7" x 9'1")

**Bedroom 1:** - 6.27m x 3.94m (20'7" x 12'11")

**Bedroom 2:** - 3.71m maximum x 2.77m (12'2" maximum x 9'1")

**Bedroom 3:** - 3.23m maximum x 2.74m (10'7" maximum x 9'0")

**Bathroom:** - 2.77m x 2.46m maximum (9'1" x 8'1" maximum)

**Double Garage:** - 6.27m x 6.2m (20'7" x 20'4")

**Workshop:** - 5.28m x 3.4m (17'4" x 11'2")





Total area: approx. 219.9 sq. metres (2366.9 sq. feet)  
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- NO ONWARD CHAIN
- Superbly presented & well proportioned accommodation
- Stunning feature Lounge
- Off road parking for 6+ cars
- Access to drive/property is via Walton Lane
- Charming and characterful 3/4 bedroom detached Barn Conversion
- Highly regarded & sought after area
- Mature gardens & paddock approx 1 acre
- Detached Double Garage & Workshop with Planning Permission

