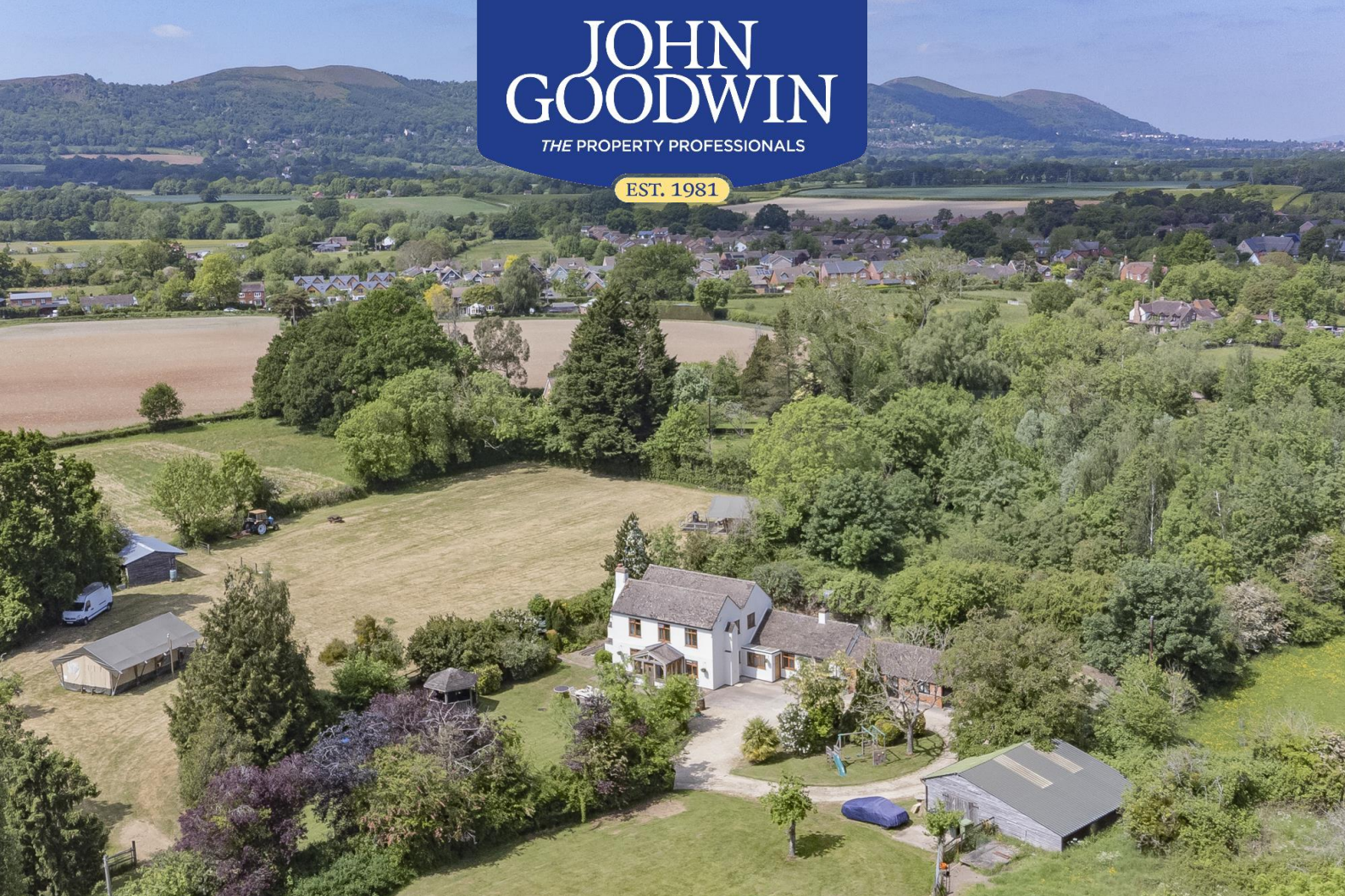


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WONDERFULLY POSITIONED DETACHED RESIDENCE WITH POTENTIAL (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT) FOR AN ANNEXE TO BE CONVERTED FROM OUTBUILDINGS AND SET WITHIN GENEROUS GROUNDS EXTENDING TO APPROXIMATELY 3.5 ACRES OF FORMAL GARDEN AND FIELDS WITH POTENTIAL FOR INCOME VIA A SUCCESSFUL LICENCED CAMPSITE WITH TWO SAFARI TENTS AVAILABLE BY SEPARATE NEGOTIATION. EPC RATING "E"

The Firs - Guide Price £1,250,000

Morton Green, Welland, Malvern, WR13 6LR

4 2 2



The Firs

Location & Description

The property enjoys a strategically significant and convenient location almost equidistant from the towns of Malvern, Upton upon Severn and Ledbury, all of which are less than 15 minutes driving distance away. Transport communications are second to none. Junction 2 of the M50 motorway is within easy reach and provides fast access to the Midlands and South West (via the M5) and to South Wales. There are main line railway stations at both Ledbury and Malvern as well as in the cities of Worcester, Cheltenham and Gloucester, all of which are within commuting distance. The well served village of Welland is close at hand. Here you will find a local store, primary school, post office, church and village hall.

Property Description

The Firs is a fantastically located detached property situated within this idyllic but yet convenient location positioned on the edge of Castlemorton Common offering three thousand acres of open common land and leading up to the Malvern Hills themselves.

The property is initially approached via a driveway over common land for which the residents have vehicular and pedestrian access. The driveway proceeds down an avenue of trees arriving at the planted turning circle where there is ample parking for vehicles and giving access to the outbuildings. The house itself is set back behind a deep lawned foregarden with a beautiful wooden pergola flanked to three sides by mature hedging.

One of the key selling points of this property is its versatility not only in the house itself but also for the use of the land which wraps around the property to all sides extending in total to approximately 3.5 acres. From the driveway a pedestrian path leads to the oak front door opening to the living accommodation which is in excess of 2,000 sq. ft plus outbuildings all benefitting from oil fired central heating and double glazing.

The cottage over the years has been extended with the current owners undertaking an extensive programme of refurbishment creating a fine family home flooded with natural light and offering spacious and versatile rooms including a number of outbuildings currently offering office and studio space but with the potential to convert (subject to the relevant permissions being sought) into annexe accommodation for a dependent relative or family member, or simply retain their current use.

The hardwood front door opens to a wonderful oak framed Entrance Porch situated to the south aspect of the house and being a welcoming environment as you enter this fantastic residence. An oak veneered door opens through to the Reception Hallway which allows access to the first floor via an open wooden balustraded staircase. Doors open to the Dining Kitchen (described later) as well as through to a wonderful and generous triple aspect Sitting Room the focal point of which is the wood burning stove set into a fireplace with exposed stone back and slate hearth. There is a useful arched doored cupboard which makes for an excellent shelved storage area. Double glazed windows and patio door look out onto the property's grounds. The modern Dining Kitchen is a real family orientated space refitted by the current owners and divided into two main areas, the first of which is the Kitchen fitted with a range of handmade drawer and cupboard base units with a granite worktop running round the three sides of the room offering an LPG gas range cooker with electric ovens (available by separate negotiation). A breakfast bar offers a real social space with further storage beneath including WINE COOLER. There is an integrated DISHWASHER and space for American style fridge freezer while the twin bowl ceramic sink overlooks the rear garden. Open to the Dining Room, a tiled floor flows throughout, being another dual aspect room with access to the





entrance hall and overall is a space designed for entertaining. Leading from the kitchen is the side hallway having a conveniently situated Guest Cloakroom and spacious Utility Room. There is also a Playroom/Home Office/Bedroom 5 which is a versatile room which could be used in a multitude of ways.

To the first floor all the bedrooms are accessed from the landing with the Master Bedroom being a beautiful and generous dual aspect double bedroom benefitting from a range of fitted wardrobes with matching drawer sets and affording fine westerly views over common land to the Malvern Hills. Completing the first floor are three further generous Double Bedrooms all with fitted wardrobes and are serviced and complimented by the Family Bathroom with separate walk-in shower enclosure.

Attached to the right hand side of the property are a range of single storey outbuildings, of brick construction set under a tiled roof and having been insulated by the current owners. These offer a wonderful potential to create an annexe subject to the relevant permissions being if desired, but currently consist of three good sized rooms with Cat 5 networking. All three benefit from central heating and double glazing. The final room is also good size and is currently being used as a store room. In addition to these there are a further range of large outbuildings including two Garages and a wooden Garage/Workshop all with light and power.

The formal grounds for the property are mainly laid to lawn wrapping round to the South, West and North aspects with the rear of the property being enclosed by a hedged and fenced perimeter and is a very private space. Extending to the left and right hand side of the property are further open paddock areas with the majority of the land sitting to the westerly aspect where the current owners have set up a successful glamping business with the two safari tents being available by separate negotiation, if required. The licensed camp site has permission for two more to be erected as well as touring tents being allowed and this could generate a handsome income should one wish. Currently they charge £175 per night for safari tents in high season and £150 per night at low season. Within the main field, a stable block has been converted into a campsite kitchen, washing and toilet facilities and a further store.

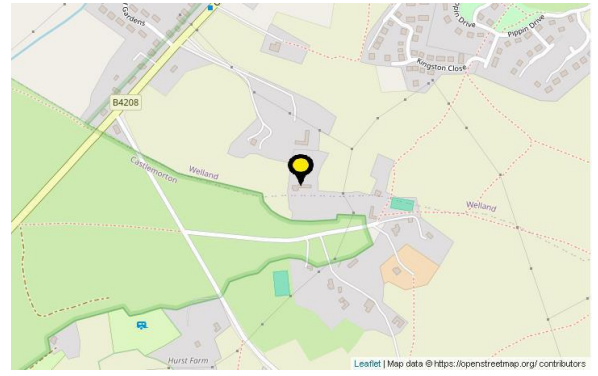
Leading off from the main camp field is an additional paddock with agricultural access to the road via a gate and also has a licence to be used as an extension to the main camp field.

Should the safari tents be required then these are available by separate negotiation and consist of an open plan living/sleeping room with woodburning stove and a veranda decked area to front with camp fire.

To the right of the property are two additional paddocks and all enclosed by a secure hedged and fenced perimeter. The grounds of the property extend to 3.5 acres in total and really are a peaceful moment of tranquillity, whether you want generous gardens, a camping business, equestrian facilities or just simply as family home, The Firs has everything you require in abundance.

Directions

From Malvern proceed south along the A449 Wells Road towards Ledbury for approximately 2 miles before forking left onto the Hanley Road (B4209) signed 'Three Counties Showground and The Hanleys'. Continue for just under a mile to a traffic lit crossroads. Turn right into Blackmore Park Road. Follow this route for approximately a mile. At the next crossroads, turn right towards Gloucester and Welland. Carry straight on through the village of Welland. As you leave the village take the last turning on the left hand side before you get to the signs stating Casltremorton Common, sign posted Welland Stone. Continue along this lane taking the first left hand turning. The Firs is the first driveway on your left as indicated by the agent's for sale board.



Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (54).



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

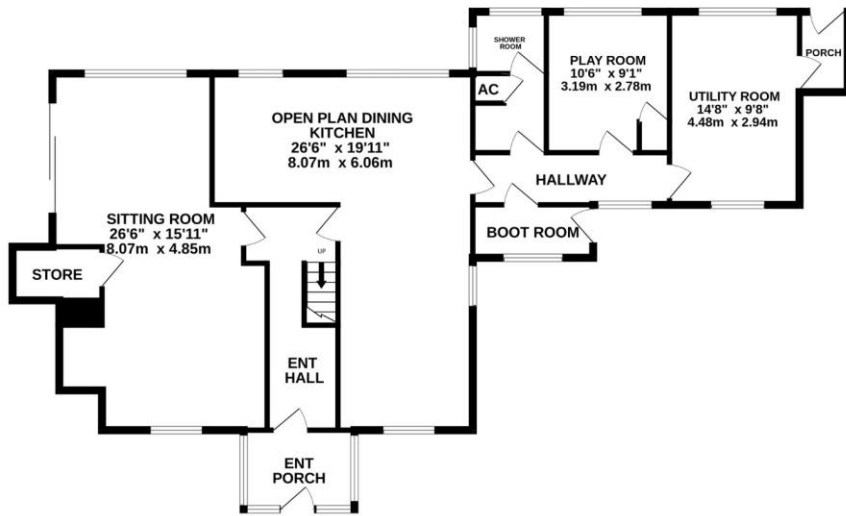
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

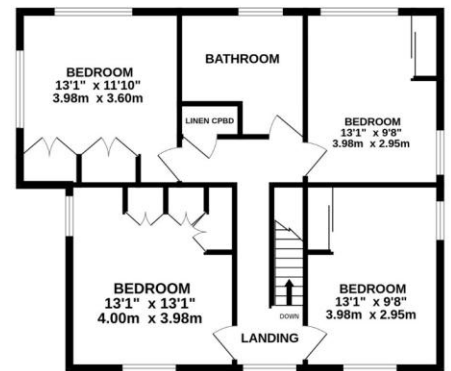
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



THE FIRS

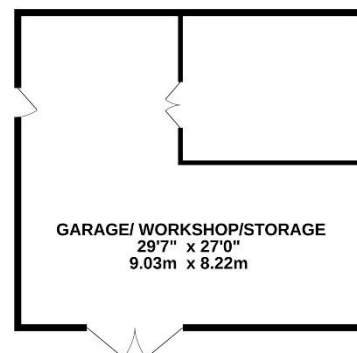
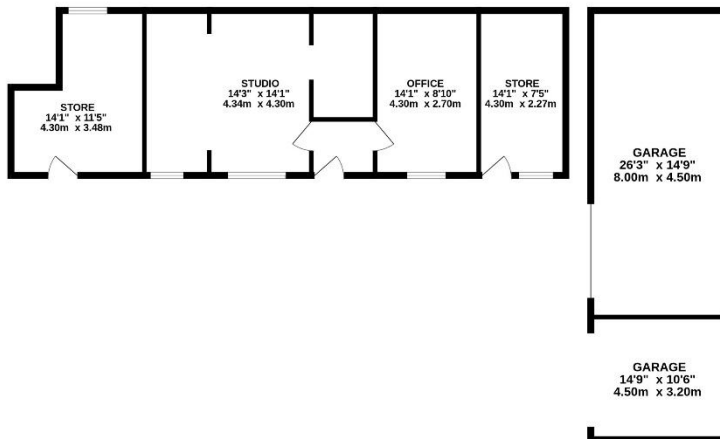
TOTAL FLOOR AREA : 2043 sq.ft. (189.8 sq.m.) approx.

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.

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GROUND FLOOR
1874 sq.ft. (174.1 sq.m.) approx.



THE FIRS OUT BUILDINGS

TOTAL FLOOR AREA : 1874 sq.ft. (174.1 sq.m.) approx.

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