



**Allan Morris**  
estate agents

**Firtrees, Byefield Lane, Drake Street,  
Welland, WR13 6LN**

 **MAYFAIR**  
OFFICE GROUP

# Byefield Lane, Welland, WR13 6LN

A detached and substantially extended detached village home situated in a glorious, half acre, south facing plot, located off a quite lane in the village of Welland for sale with no onward chain. The versatile accommodation which extended to over 2500 square feet comprises of: entrance porch, entrance hall, boot room, large sitting room with door to garden, separate dining room, large dining kitchen, sun room, utility, study, ground floor shower room, main bedroom with full en-suite, two further double bedrooms, main bathroom. Further benefits include central heating and double glazing, long driveway providing lots of parking and potential for more, an integral double garage, detached single garage, and private south facing gardens with a sun terrace and summerhouse.

Available by separate negotiation is 7.4 acres of mature orchard and paddock with a detached outbuilding and independent access.



## **ENTRANCE PORCH**

Accessed via a double glazed door with double glazed windows to both sides, ceiling light point, door to double garage, door to:

## **ENTRANCE HALL**

Twin front aspect double glazed windows, exposed ceiling beams, two wall light points, radiator, tiled floor, stairs to first floor, doors to:

## **SITTING ROOM**

Rear aspect double glazed wide bay window overlooking gardens and door to side leading to the rear garden patio with space for table and chairs and al-fresco dining, recessed ceiling downlighters, three wall light points, feature opened fireplace with lion motif, display alcoves to either side of chimney, two radiators, glazed door to breakfast kitchen.

## **DINING ROOM**

Triple aspect with double glazed windows to front, side and rear, exposed ceiling beams, three wall light points, opened fireplace with wooden mantle and tiled hearth and potential for wood burner, two radiators, window seat with built-in storage.

## **BREAKFAST KITCHEN**

Rear aspect double glazed window overlooking the garden, part vaulted ceiling with two double glazed Velux roof lights with fitted blinds, two ceiling light point, exposed beams over breakfast area, fitted kitchen comprising: range of floor and wall mounted wood fronted units under a stone effect worktop, twin bowl sink unit with mixer tap over, integral hob, integral double oven, space and plumbing for dishwasher, space for breakfast table, radiator, door to sitting room, door to:

## **REAR HALL**

Ceiling light point, doorway to utility, doors to:

## **CONSERVATORY**

Timber framed double glazed conservatory with fitted blinds overlooking the south facing gardens, double glazed door to side and give access to large patio, two wall light points.

## **UTILITY**

Rear aspect double glazed window, ceiling light point, stainless steel single drainer sink unit with storage cupboard below and additional wall mounted cupboards, space and plumbing for washing machine, space for tumble dryer, double glazed door to side drive.

## **STUDY/STORE ROOM**

Windows into utility, ceiling light point, range of full height, built-in storage cupboards.

## **SHOWER ROOM**

Ceiling light point, extractor, three piece white suite comprising: shower cubicle with Mira shower, WC, wash hand basin, radiator, tiled walls.

## **BOOT ROOM**

Window into entrance porch, ceiling light point, floor mounted oil fired burner, quarry tiled floor.

## **REAR LANDING**

Ceiling light point, wall light point, large built-in landing cupboard with slatted shelving, doors to:

### **MAIN BEDROOM**

Large dual aspect light and airy room with two side facing double glazed windows and three rear aspect double glazed Velux windows and roof lights with fitted blinds giving views over the garden to orchards beyond, ceiling light point, two wall light points, wide range of fitted bedroom furniture to include: wardrobes, drawers and storage cupboards, radiator, door to:

### **ENSUITE BATHROOM**

Front aspect double glazed window, ceiling light point, four piece coloured suite comprising: bath, wash hand basin with storage below, hidden cistern WC, bidet, radiator, part tiled walls, shaver socket, access to loft space.

### **BEDROOM TWO**

Twin rear aspect double glazed Velux windows and roof lights with fitted blinds, ceiling light point, twin fitted double wardrobes to wither side of bed with storage cupboards over, ceiling light point, access to roof space.

### **MAIN BATHROOM**

Ceiling light point, extractor, three piece suite comprising, panel bath, wash hand basin with storage below, hidden cistern push flush WC, radiator, built-in airing cupboard with hot water cylinder and slatted shelving.

### **FRONT LANDING**

Front aspect double glazed window, ceiling light point, exposed beams, range of fitted wardrobes and storage, fitted desk, cottage style latched door to:

### **BEDROOM THREE**

Dual aspect with front and side facing double glazed window, ceiling light point, exposed beams, radiator.

### **INTEGRAL DOUBLE GARAGE**

Obscure glass wooden bi-folding door to the front driveway, side aspect high level windows giving natural light, power and light points.

### **DETACHED SINGLE GARAGE**

Detached brick built single garage with pitched tiled roof, accessed via double doors from the front, window to rear, door to rear garden, eaves storage, power.

### **FRONT GARDEN**

Mature front garden with a maintained hedge border, accessed from Byefields Lane via a long stone chip driveway which leads up to the front of the property giving access to the double garage and continuing around to the side to the separate detached garage. The majority of the garden is laid to level lawn with mature flower and shrub beds, there is space for further parking if required and for a motorhome or caravan in front of the garage to the side.

### **REAR GARDEN**

Private south facing rear garden overlooking orchards to the rear. A large patio is accessed from the sitting room and conservatory with plenty of space for table and chairs and outside dining and entertaining, Steps lead up through mature flower and shrub beds to a level lawn with further flower and shrub beds to the side of the large lawn. To the rear of the garden is a timber summer house with veranda having south west views overlooking the orchard.

### **ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION**

To the rear of the property and on a separate title deed are 7.4 acres of mature orchard, specimen trees and paddock. This land backs onto Firtrees, but also has a separate access from Byefields Lane. On the land is a large detached garage/store, The orchard and trees have a lot of wide spacing between them and with the separate gated

paddock have excellent potential for amenity or equestrian uses. A covenant will be put in place regarding providing for an uplift clause should anyone develop the land for residential use. Further information on the land is available via ourselves. The land would be available at offers over £150,000. Please contact us for further information.

### **DIRECTIONS**

Leaving Allan Morris in Great Malvern head right across belle Vue Terrace on to the Wells Road, follow the road for approximately 1.5 miles. Take the left hand turn after the Malvern Wells Primary school into Upper Welland Road. Follow the road down the hill, going all the way through Upper Welland, to a T-junction. Turn left and proceed straight on to the village of Welland. At the crossroads, go straight across in the direction of Upton. After about half a mile turn right onto Byefields Lane and the property is accessed via the second driveway on the right hand side as indicated by the Allan Morris 'For Sale' board. For more details or to book a viewing, please call the Malvern Office on 01684 561411 or email malvern@allan-morris.co.uk

What Three Words - harmlessly.feathers.massaged

### **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 are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains electricity, water and drainage are connected, Oil fired central heating. 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: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

**ASKING PRICE - £700,000**



Approximate total area<sup>(1)</sup>  
247.9 m<sup>2</sup>  
Reduced headroom  
10.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

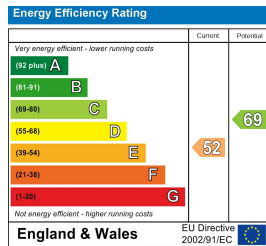
Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### EPC



### Material Information Report

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:

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