



## Landrace Barn Little Welland Lane, Malvern, WR13 6BN

£375,000

A charming detached barn conversion, situated in a semi-rural location amongst similar former farm buildings, in a secluded location outside of Welland and Castlemoreton. The property comprises; sitting room, kitchen dining room, one double bedroom and a bathroom. The property has parking, a courtyard style gated garden and an additional piece of ground to the side. There is planning permission in place for an extension to the property to create an additional bedroom or reception room. The barn is in very good condition throughout and ideal for those looking for a quiet rural retreat. Offered for sale with no onward chain, early viewing is essential to appreciate the position, potential and peaceful seclusion at Landrace Barn.



# Landrace Barn, Little Welland Lane, Castlemorton, Malvern, Worcestershire, WR13 6BN

## LOCATION

The property is situated in a semi-rural location close to the sought after villages of Welland and Castlemorton. Welland has a village shop, post office, church and Welland primary school, and within catchment for Hanley Castle High School and sixth form. The nearby towns of Upton-upon-Severn and Malvern which provide health and leisure facilities, shops and supermarkets and are both within six miles. The railway network can be accessed at Malvern or the recently opened Worcester Parkway, which gives a shorter journey time to London Paddington. The motorway network, Worcester (M5 junction 7 and M50 junction 2), are a short drive away.

## SITTING ROOM 10'9" x 14'7" (3.29m x 4.46m )

Front facing windows and double doors opening to garden, exposed ceiling timbers, tiled floor with underfloor heating, spotlighting, television and broadband points.

## KITCHEN DINING ROOM 22'6" x 10'6" ( 6.87m x 3.22m )

Side facing double glaze window, range of wooden eye and base level kitchen units with worktop and inset sink and drain unit, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for further Appliances, two Velux ceiling windows, tile floor with underfloor heating, space for dining table, door to rear porch, with wooden external door space for coat and hanging space.

## BEDROOM 10'7" x 9'8" (3.25m x 2.96m)

Front facing with double glazed window overlooking garden, tiled floor with underfloor heating, spotlighting.

## BATHROOM 6'11" x 7'8" (2.13m x 2.35m)

Panel bath, with tiled splashed surrounds, corner shower cubicle, low-level WC, wash basin, heated towel rail, underfloor heating, light and shaver point, spotlighting, extractor fan.



## OUTSIDE

The property is approached via a shared driveway which gives access to allocated parking spaces for 1 to 2 cars including a grass covered area that could be additional parking, gated access to garden, laid to low maintenance slab and gravel, with potted and shrub planting, external oil tank and external boiler, outside seating areas. Garden extends to far side of the property which is laid to gravel and enclosed by timber panel fencing, with additional pedestrian access point, this area has planning permission for an extension to the property to create a further reception room and or bedroom, planning details are available on request for the planning number is M/23/00381/HP.

## DIRECTIONS

From Welland, leave the village in a southerly direction towards Castlemorton, take the last turning before leaving the village on the left. Follow the single track for approx 1 mile. At the junction, bear right signposted Castlemorton Church and Birtsmorton. Follow the lane for another 1/4 mile to a collection of barn buildings and take the second driveway, signposted for Landrace Barn. For more details or to arrange a viewing please call our Malvern Office on 015684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

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## ASKING PRICE

£375,000





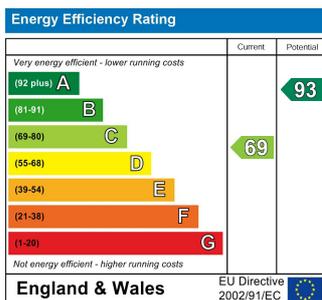
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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:** Central heating is Oil Fired. Mains electricity is connected. Water supply and Drainage is private for the farm. 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: A

**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.



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