



The Learpool Barn Gloucester Road, Welland, WR13 6LD **£3,400 Per Month**

A beautiful unfurnished six bedroom barn conversion in the sought after village of Welland. The ground floor accommodation comprises; entrance hall, spacious lounge/dining room with woodburner, kitchen with oil fired AGA and electric oven, garden room, storage room, downstairs cloakroom, utility room, master bedroom with dressing room leading on to spa area, which features whirlpool spa bath, sauna, large walk in shower and WC, three further double bedrooms and bathroom with shower over bath, WC and wash hand basin. The upstairs accommodation comprises; two double bedrooms and bathroom with roll top freestanding bath, wash hand basin and WC. Further benefits include large garden with rear and front patio areas, other areas mainly laid to lawn with flower beds, trees, poly tunnel and rewilding area, tennis court, off road parking area for numerous cars & double car port. (garages will not be included in the tenancy). Oil fired central heating. The drainage at the property is via septic tank. Council tax band G- Malvern Hills District Council. EPC rating E. Deposit £3923. Holding deposit £784. Available mid to late July 2026. RENT INCLUDES GARDENER



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Information

TENANT FEES & TENANCY INFORMATION

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£784) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. *Conditions apply

DEPOSIT: A deposit of £3923 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

RENT: £3400 Per calendar month. RENT INCLUDES GARDENER

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only,

APPLICATION: You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website

Directions

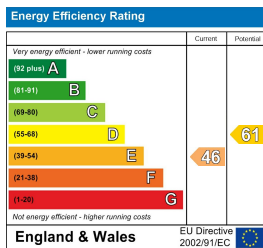
From our Malvern office on Worcester Road, head south on the Worcester Rd/A449. After approximately 2 miles, turn left onto Hanley Road. At the crossroad, turn right onto Blackmore Road/B4208. At the crossroads, turn right onto Welland Road/B4208. Continue towards the village of Welland past the village store on the right hand side. Continue along the road and the driveway to The Learpool Barn will be found on the left hand side just after the driveway to Knights Farm as indicated by our To Let Board.

what3words
///nanny.stores.fabricate



TOTAL FLOOR AREA: 4180 sq. ft. (388.3 sq. m.) approx.
 When every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown hereon may not be installed and the quantities do to their operability or efficiency can be given.
 Mark and telephone 02020

EPC



Material Information Report

