



For sale by private treaty
Lake Farm Barn
Welland Court Lane, Upton upon Severn WR8 0SS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Doorbars

Established -1897

Situation

Lake Farm Barn is situated on the junction of Drake Street and Welland Court Lane, in a rural setting between Welland and Upton upon Severn, enjoying fine views of the Malvern Hills Natural Landscape area of outstanding natural beauty (ANOB), which are the dominant features of the landscape; located close to both Great Malvern and Malvern Wells.

Great Malvern is renowned as a historic spa town and has an excellent theatre and cinema together with a selection of excellent state and private schools.

The town is supported by good shopping facilities, with a busy town centre and a Waitrose superstore and edge of town retail park at Townsend Way.

Upton upon Severn is an idyllic riverside town with local amenities, a Warners supermarket and Welland Village has a village shop, village hall, primary schools and St James Church. Opposite the property is The Inn at Welland restaurant, which has a wide catchment area for dining.

The Cathedral City of Worcester, located to the north, is a busy riverside city, with extensive retail, recreational and sporting facilities with the County Cricket, Worcester Racecourse and Sixways Stadium. There are excellent schools for both the state and private sector, including the Royal Grammar School and The Kings School in Worcester.

For the commuter, the property is located within a reasonable distance of Junction 8 of the M5 Motorway (approximately 15 minutes), with access to the Midlands and southwest motorway network.

The Great Malvern railway station provides parking and rail access to Worcester and on to Birmingham and Bristol.

Lake Farm Barn Approximately 1,840.11 sqft/ 170.95m²

A feature 3-bedroom barn conversion, incorporating internally exposed timber beams, having oak feature finishes and external insulated timber clad elevations. Having a double pitched timber framed roof with clay roof tile covering along with a part mono pitched with clay roof tiles section. UPVC and timber windows throughout the property.

Utility (4.41m x 2.67m)

Fitted base and wall mounted units with sink and drainer, washing machine point with Worcester Heatslave 20/25, free-standing oil-fired boiler, tiled flooring.

Kitchen (4.71m x 4.19m)

Fitted base units and marble effect worktop, with one and a half sink and drainer, oil fired Rayburn cooker, exposed feature beams and tiled flooring.

Dining Room (4.83m x 4.75m max)

A well-presented dining area with oak beams and boarded flooring, with gallery stairs and landing to the first floor.

Lounge (4.57m x 4.73m)

The room is set out with a brick-built feature fireplace with gas fire, with metal surround stone hearth and timber mantel, feature exposed beams throughout with carpet flooring

Sunroom (2.40m x 4.26m)

With exposed beams, tiled flooring with underfloor heating and double doors leading to outside paved patio area.

Double Bedroom (4.61m x 2.93m max)

Ensuite (1.78m max x 1.93m max) corner shower cubicle with Triton shower, pedestal wash hand basin, WC.

Twin Bedroom (2.96m x 3.13m max)

Ensuite (1.66 m max x 1.61m max) corner shower cubicle with Triton shower, pedestal wash hand basin, WC.

Master Double Bedroom (4.78m x 3.15m max)

Ensuite (2.14m max x 1.68m max) corner shower cubicle with Mira shower, pedestal wash hand basin, WC.

Planning permission for Cabin:

Planning permission has been granted (M/22/00794/FUL). The holiday cabin would sit in the area to the right of the driveway after entering the property. All documents relating to the planning are available on Malvern Hills District Council's website.

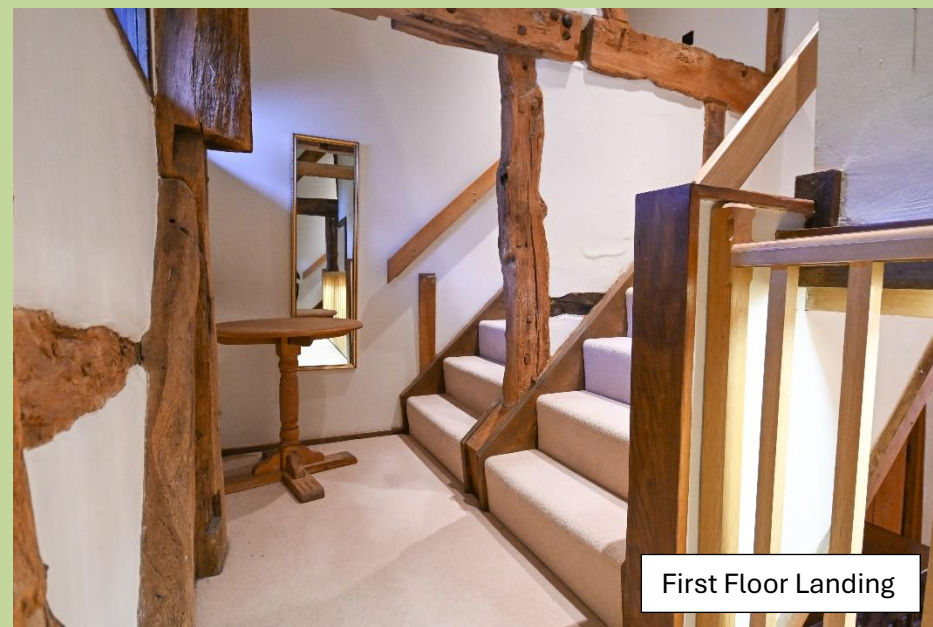
Double Garage (673 SQ FT / 62.48m²) and Garden Lean-To

Double garage forming two bays of a converted agricultural building with concrete block and brick elevations, with fibre cement wall cladding and double-pitch roof with concrete floor.





Lounge



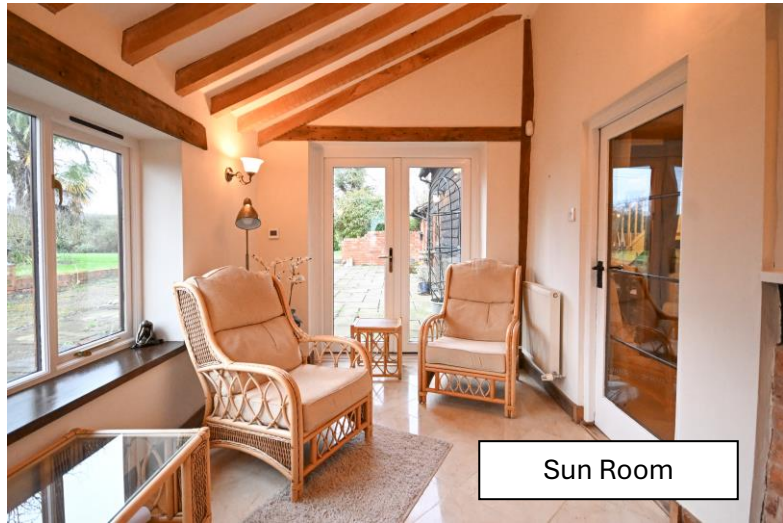
First Floor Landing



Kitchen



Master Ensuite



Sun Room



Bedroom



Floor 0



Lake Farm Barn

EPC Rating: E

Council Tax Band: F

Tenure: Freehold with vacant possession

Services: Mains water, electricity, oil fired heating and private foul drainage

General

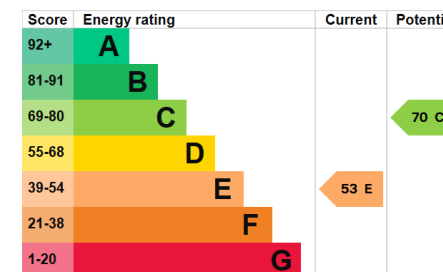
Intending purchasers will be required to produce identification and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.

Lake Farm Barn:

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

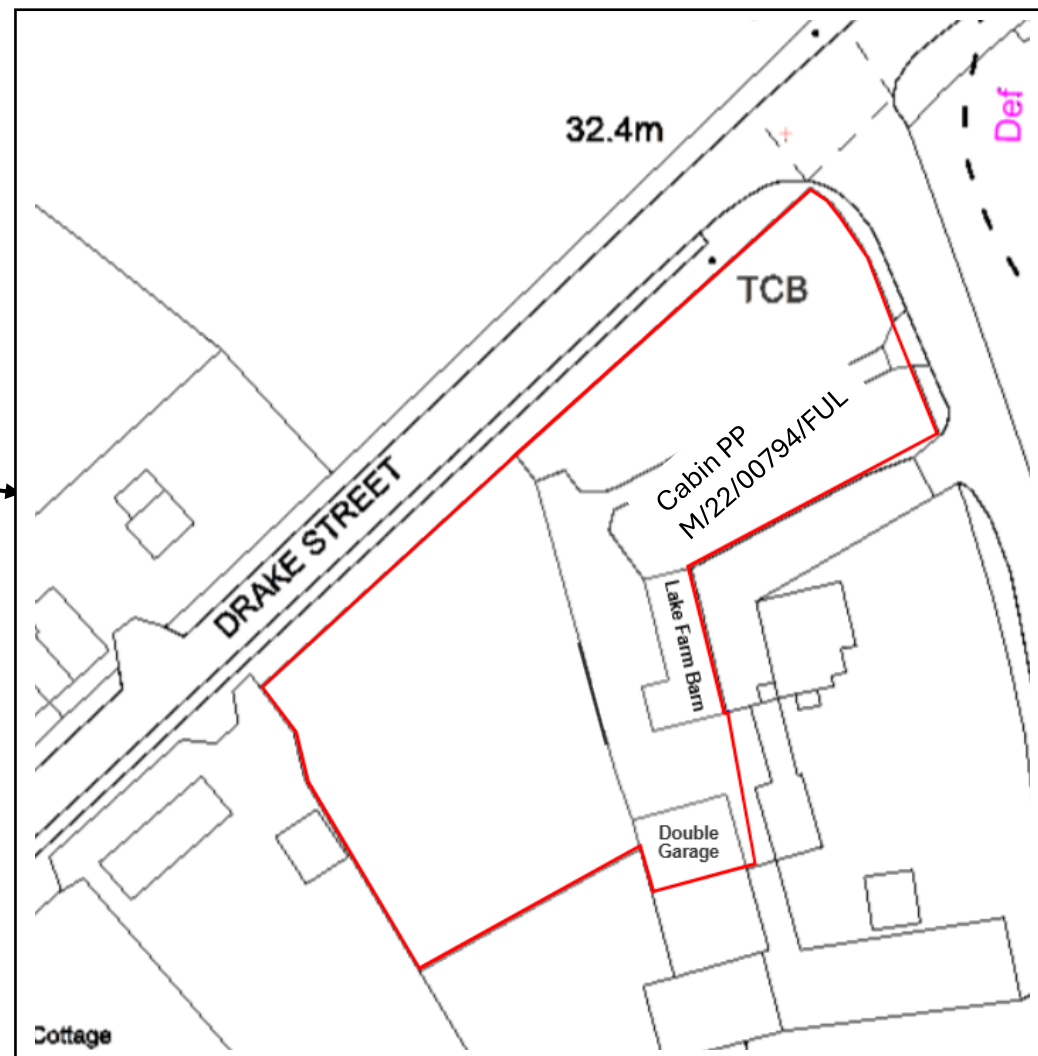
Lake Farm adjoining property

The dwelling is neighbouring another residential dwelling known as Lake Farm House, which is also for sale. The adjoining farm buildings and agricultural land will be marketed separately and there is the potential to convert some of the farm buildings into residential, subject to planning permission.

Viewings and further information available via the Agents

**Offers based on £ 675,000
considered for the Freehold**

Lake Farm Barn, Welland Court, Upton-upon-Severn, WR8 0SS Boundaries



Promap

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Plotted Scale - 1:1250. Paper Size - A4

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14th February 2025



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