



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

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Doorbars

Established -1897

Situation

Lake Farm 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; this is located close to Great Malvern Town.

Great Malvern is a renowned historic spa town and has a popular theatre and cinema together with a selection of first class state and private schools.

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

Upton upon Severn is an idyllic riverside town with local amenities, a Warners supermarket and Welland Village enjoys a village shop, village hall, primary school 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 city, with extensive high street shopping, recreational, amenity and sporting facilities with 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, being about a 15-minute drive to Junction 8 of the M5 Motorway, providing access to the wider motorway network.

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

Lake Farmhouse Approximately 2,011 sq.ft. / 186.83 m²

A detached, well-built farmhouse in need of modernisation, set within a plot with a front drive and parking area, rear garden with a further access and parking area to a double garage. The property has outbuildings of timber and brick construction, beneath a clay tiled roof and further brick-built pigsty building of brick construction.

A detached solid brick-built property with painted brick elevations, timber constructed pitched and hipped roof with plain tiles, incorporating chimneys.

Accommodation:

Lounge (4.79m max x 4.85m Max)

Feature brick-built inglenook fireplace with metal over hood, stone hearth and timber mantelpiece, exposed timber beams, radiator, external door to front porch and stairs leading to the first floor.

Dining Room (4.21m x 4.80m max)

Fireplace with stone hearth and surround with wooden mantel, exposed beams and radiator.

Kitchen (4.61m max x 4.63m max)

Fitted base and wall mounted units with one and a half sink and drainer, oil fired Rayburn, electric cooker and hob, exposed timber beams.

Utility (2.53m x 2.36m)

Open archway from Kitchen

Cloakroom (1.52m x 1.10)

With WC and wash hand basin.

Master Bedroom (4.91m max x 4.95m max)

With fitted wardrobes and cupboard.

Double Room (4.91m max x 4.13m max)

With fitted wardrobes and cupboard.

Ensuite (2.47m x 1.29m)

Shower with glazed screen with Triton shower, pedestal wash hand basin and WC.

Family Bathroom (3.80m max x 2.32m max)

Bath with pedestal wash hand basin and WC.

Double Bedroom (2.33m x 3.88m)

Double Garage (5.75m x 5.33m)

Brick-built structure beneath a tiled roof, with metal up and over doors and concrete floor.

Range of Small Outbuildings

Old Barn

Timber framed barn, with timber cladding beneath a double pitched clay tiled roof, with timber doors, adjoining:

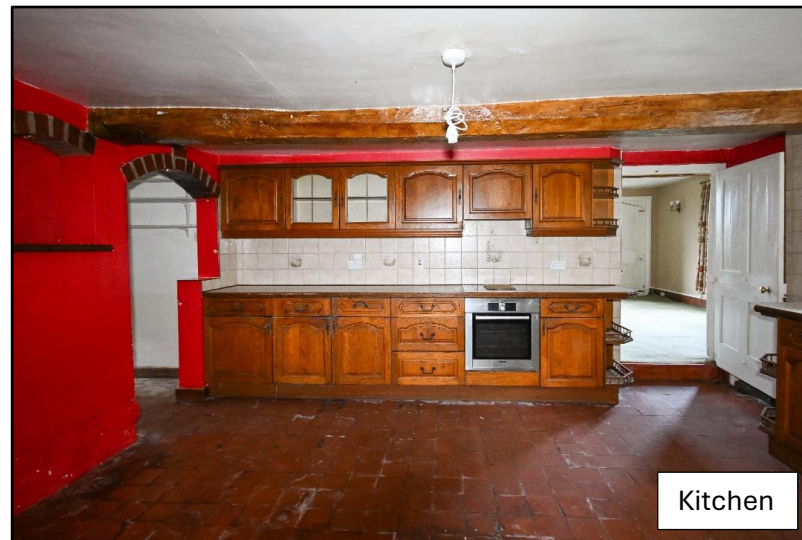
Pigsty

Brick and block-built structure forming two pens, beneath a mono pitch fibre cement roof, with metal stable doors.





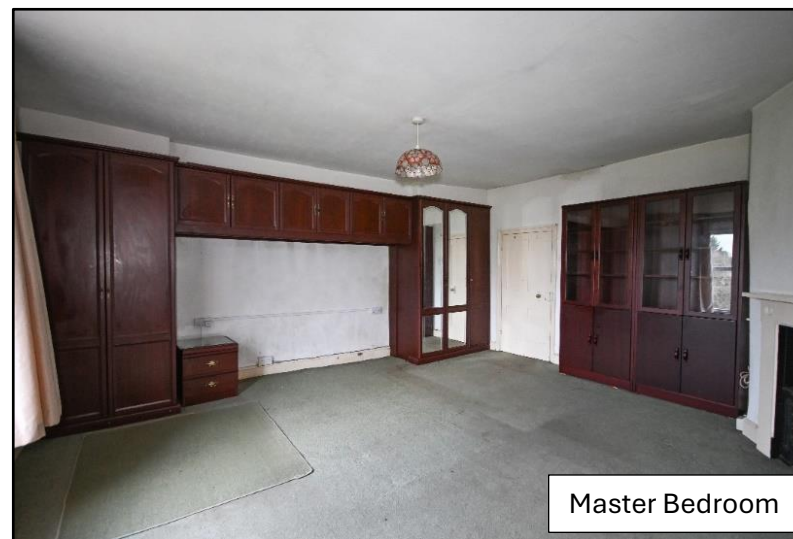
Lounge



Kitchen



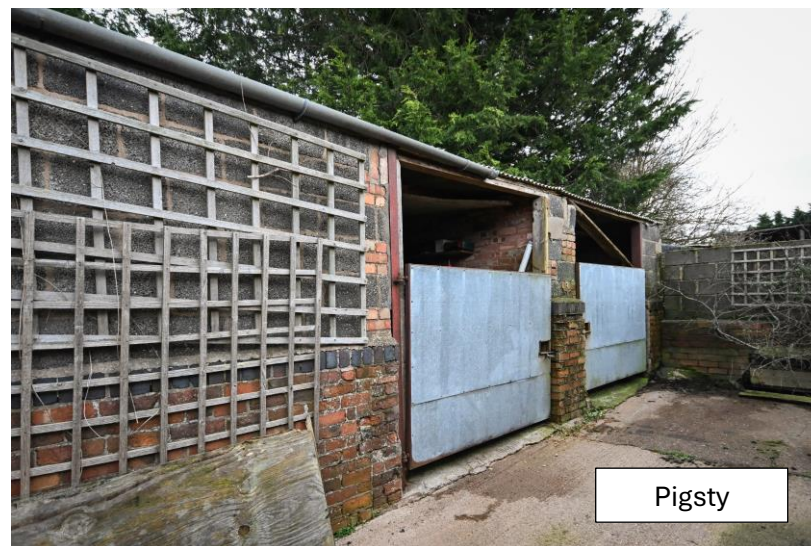
Family Bathroom



Master Bedroom



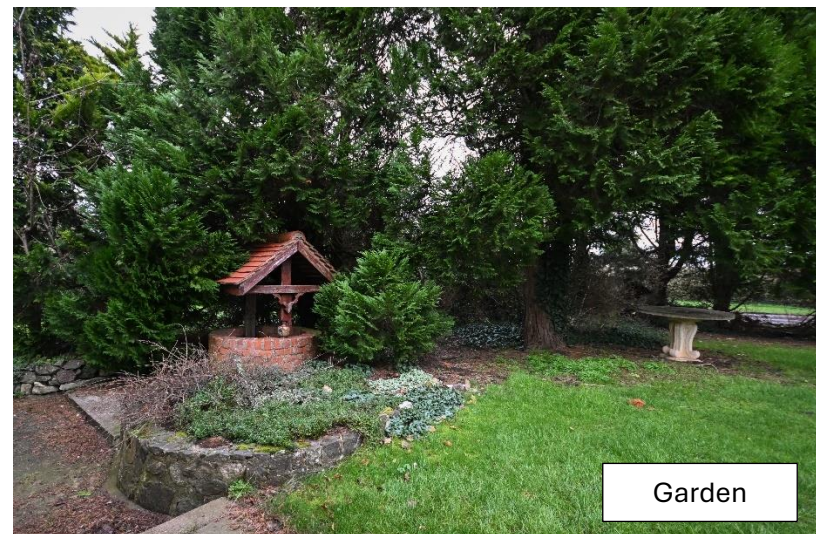
Double Garage



Pigsty



Garden



Garden

Approximate Floor Area = 152.3 sq m / 1639 sq ft
 Outbuilding(s) = 41.7 sq m / 449 sq ft
 Total = 194.0 sq m / 2088 sq ft
 (Excluding Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80681

Lake Farmhouse:

Energy rating and score

This property's energy rating is F. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	31 F	
1-20	G		

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

Lake Farmhouse

EPC Rating: F

Council Tax Band: E

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 adjoining property

The dwelling is neighbouring another residential dwelling known as Lake Farm Barn, 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 £575,000 considered for the Freehold

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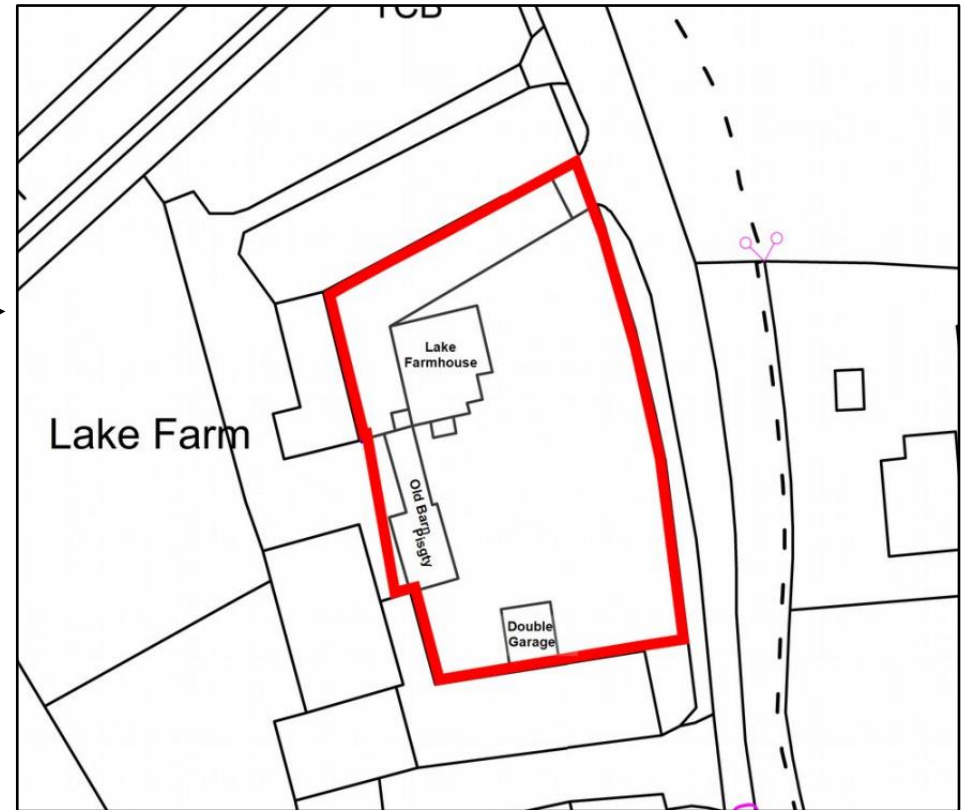
Lake Farmhouse, Welland Court, Upton-upon-Severn, WR8 0SS Boundaries



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LANDMARK INFORMATION Plotted Scale - 1:1250, Paper Size - A4

Doorbars

14th February 2025





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