Allan Morris
estate agents

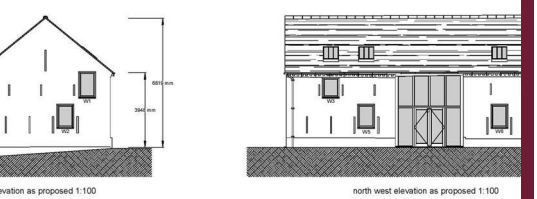
3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

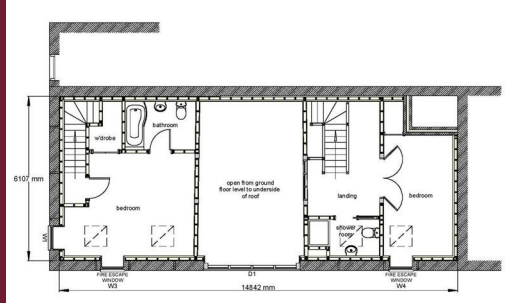


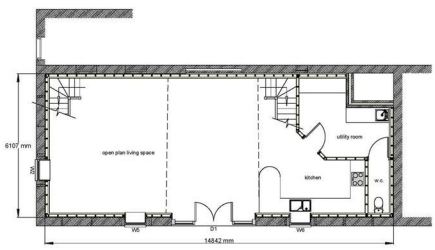
The Barn Church Road, Castlemorton, WR13 6BE

£350,000

A unique opportunity to convert a semi-detached freehold barn coversion with the potential for 157 m/1690sqft of versatile accommodation in a glorious rural setting on the edge of one of Worcestershire's most sought after villages. The Barn would enjoy panoramic views over surrounding countryside and towards the Malvern Hills. The proposed accommodation in the planning application comprises: vaulted open plan sitting room dining area and kitchen, utility, cloakroom. First floor: Main bedroom suite with and en-suite, and additional bedroom and bathroom. Externally the property has a total plot size in the region of 0.75 acres (TBC), with access via a private track from a shared driveway. Offered for sale by informal tender inviting offers in writing by noon Monday 16th November 2026







www.allan-morris.co.uk
malvern@allan-morris.co.uk

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MAYFAIR OFFICE GROUP

The Barn, Church Road, Castlemorton, Worcestershire, WR13 6BE











DESCRIPTION

A unique opportunity to convert and specify a semi-detached freehold barn coversion with the potential for of versatile accommodation in a glorious rural setting on the edge of one of Worcestershire most sought after villages and would enjoy panoramic views to the Malvern Hills. The planning reference registered with Malvern Hills District Council is

The proposed accommodation in the planning application comprises: Ground floor: vaulted open plan sitting room dining area and kitchen, utility, cloakroom. First floor: Main bedroom suite with and en-suite, and additional bedroom and bathroom.

With 3/4 of an acre of land and gardens, accessed via a private track.

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.. Great Malvern is just a short drive away and has a broad range of independent shops, a Waitrose supermarket, various restaurants, galleries and the famous Malvern Theatre. The larger centres of Cheltenham, Worcester and Birmingham are easily accessible by road and rail.

Recreation and Entertainment: The spectacular Malvern Hills are the backdrop to the property providing 3000 acres of hills and commons with an extensive network of footpaths and bridleways. The Three Counties Showground hosts a wide variety of events, agricultural fairs, auctions, horse sales and family days. Cheltenham, renowned for horse racing and the Gold Cup in March, also hosts a range of cultural festivals including the annual Cheltenham Literature Festival.

DIRECTIONS
From the village of Welland proceed south over Castlemorton Common for about two miles and then turn left onto Church Road. The property can be found on the left hand side as indicated by the Allan Morris 'For Sale'board after about 500m. To arrange a viewing or with any queries please contact the our office on 01684 561411.

what3words
BARN - ///evolution.spoil.waggled

ENTRANCE POINT - ///inhabited.names.constants

FURTHER INFORMATION
Further information is available from our office in Great Malvern.

Planning Application Number : M/24/00613/Ful

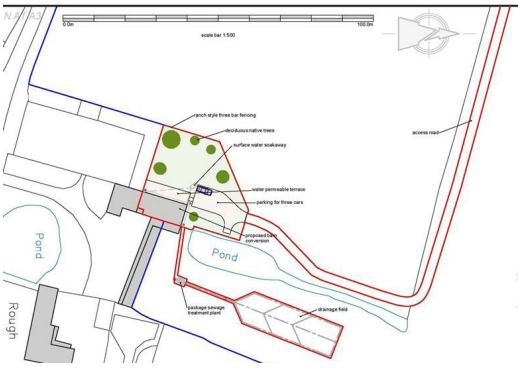
- Decision Notices
- Elevation Drawings
- Site Location Plan
- Proposed Site Plan
- Floorplans
- Structural Engineers Report
- Ecological Report









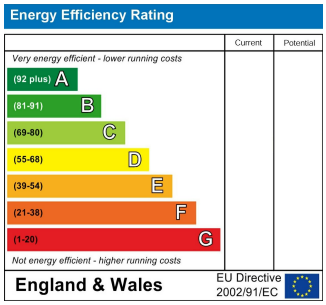


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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, 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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