

# Philip Laney & Jolly



## The Cider Press, Welland

- Renovated 17<sup>th</sup> century cider mill
- Two bedrooms
- Wet room with shower
- Central heating
- Fully-fitted modern kitchen
- Private gardens

**Price on application**



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# The Cider Press, Welland

## LOCATION

The village of Welland is an ideal location for an enjoyable stay as it borders Castlemorton Common and is within walking distance of the Malvern Hills.

It is only 2 miles from the Three Counties Showground and 4 miles from nearby towns of Upton-upon-Severn and Malvern. Cheltenham, Hereford, Worcester and Stratford (all with racecourses!!), Gloucester and the Cotswolds are within a 30 mile radius.

Also within walking distance are four pubs and two shops.

## LAWN FARM

Lawn Farm, itself, is a 33 acre working livestock farm. Public footpaths cross the farmland, enabling guests to take a leisurely walk and enjoy the abundant wildlife, including badgers.

There is an activity toy business based at the farm and children are welcome to use the demonstration climbing frames and trampolines, but must be supervised at all times.

## PROPERTY DESCRIPTION

Located next to the owners' farmhouse, The Cider Press is a unique building dating back to the 17th century and has been carefully renovated to retain its original character.

This 3 star rated, tastefully decorated and furnished property is compact yet roomy.

It sleeps 3 plus one comfortably, but with 2 additional sofa beds and a single mattress suitable for a child, offering a variety of combinations.

Suitable for the less mobile, having gently sloping paths to each entrance, handrails in the wet room and a paved parking area offer easy access to the cottage.

There is oak flooring throughout, except for the wet room, which has non-slip tiles

The property benefits from a lovely enclosed outside area with patio, lawn and traditional cottage garden, garden furniture and BBQ

## Ground Floor

Beamed lounge/dining room with 2 seater sofa bed, 2 easy chairs, Freeview TV/DVD and dining table with 4 chairs. A glass paneled door leads directly onto the private patio and garden.

There is an open tread staircase in one corner of the room leading to the first floor.

Bedroom 1 is a double room with a cast iron/brass bed.

The modern wet room is fitted with WC, shower and wall mounted heated towel rail.

The kitchen is well equipped, with halogen hob, electric cooker, microwave and fridge with icebox. Its window overlooks the cottage garden with the cider press and mill as its centre piece.



## First Floor

Bedroom 2 (directly at the top of the staircase) has a single bed and picture window with panoramic views of the Malvern Hills. Door through to gallery area with sofa bed and opening to a "playroom" with games, TV, bean bag and chair (this room contains an additional single mattress).

NB The style of the property means that there is restricted headroom on the first floor, and the playroom is only suitable for children.

## FACILITIES

All power, Oil CH and bed linen are included. Towel hire, if required, is £10 per week. Regret no pets but horses with their own transport can be catered for on request. This is a non-smoking property. Travel cot. Welcome tray of tea, coffee, milk and sugar. Ample private parking beside property.



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