



Orchard Cottage
Holt Heath | Worcestershire | WR6 6NN

FINE & COUNTRY

ORCHARD COTTAGE

Orchard Cottage is an elevated, detached, unlisted, 18th century four bedroom cottage situated just outside the hamlet of Holt Fleet, only one mile from Ombersley; offering countryside views, whilst also benefiting from easy access to local amenities and the local transport infrastructure. The property boasts circa 3 acres, several outbuildings and is positioned in the centre of the plot.



Ground Floor: Walking through the front door of Orchard Cottage takes you into an inner porch leading into the entrance hallway with a guest cloakroom. The hallway leads you into the sitting room, featuring an inglenook fireplace with a log burner and double doors showcasing the views and providing access onto the south facing patio. There is an office space leading to a rear hallway, here is the utility room and kitchen. Leading from the kitchen is another reception room, currently being used as a dining room with an open plan feel into a garden room with lovely surrounding views.











Seller Insight



“ From the moment we set eyes on this home, we were captivated by its stunning views overlooking the valley and Holt castle. It was the perfect blend of natural beauty and accessibility that initially attracted us, offering the tranquility of country living while still being within easy reach of Ombersley, Droitwich, and Worcester.

Living in this home has been a symphony of peace, quiet, and breathtaking vistas. One of our favourite spots within the house is the living room, exuding character and warmth, especially with the charming inglenook log fireplace, a standout feature that adds to the inviting ambiance.

The layout and design of the interior spaces are not just full of character but also incredibly practical, seamlessly blending functionality with charm. This home has effortlessly supported our daily routines and lifestyle needs, providing peace and quiet while remaining highly accessible. The expansive grounds have been a haven for our grandchildren and dogs to explore, adding to the joy of living here.

Throughout the day, the natural light filters through the home, creating a serene and peaceful atmosphere. Outside, the garden and courtyard offer a private retreat, with south-facing orientation, stunning views, and charming water features enhancing the ambiance. It's been the perfect setting for countless BBQs and gatherings with friends and family.

For us, this home reflects our values of privacy and tranquility, allowing us to switch off from the outside world and truly unwind. The neighbourhood has been welcoming, with convenient amenities like a shop and pub just 200 yards away, adding to the sense of community and ease of living.

The location offers numerous advantages, including proximity to Ombersley, with its amenities, schools, and essential services just a mile away. Our advice to future owners would be to embrace and enjoy the garden, the views, and the privacy this home offers. We've been fortunate to call this place home for 18 years, and we hope the next owners find as much happiness and contentment here as we have.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor: The first floor is configured of four bedrooms, a family bathroom and airing cupboard. The main bedroom has dual aspect windows and an ensuite bathroom including shower.













Outside: Orchard Cottage is approached through private electric gates and driveway leading to ample parking. The property itself is elevated and centralised on the plot surrounded by lawned gardens and countryside views. The south facing entertaining patio featuring a built in BBQ, can be found at the rear of the property with a fish pond and water feature; creating a tranquil outdoor space.

The 3 acres incorporates a large paddock (agricultural land) with separate gated access and a double detached garage. At the end of the driveway is a detached outbuilding, converted from a double garage, an EV charger and single detached garage. To the east of the plot is a detached summer house with a storage shed on the end.





LOCATION

Orchard Cottage is situated close to Ombersley in the hamlet of Holt Fleet. The property is in the catchment area for the popular Chantry School in Martley. For primary schooling there is the Grimley & Holt C of E Primary School which is some 3 miles away and Ombersley Endowed First School which is 1.5 miles away. The Farm Shop Ombersley and Broomfield's of Holt Farm Shop are both a few minutes' drive away, as well as the village post office and shop in Holt Heath, whilst the Holt Fleet pub/restaurant and the village shop are just a few minutes walk away.

The wonderful village of Ombersley is arguably the most sought-after village in Worcestershire, given its history, amenities, and strategic location. It is said that The Duke of Wellington was a regular visitor to Ombersley Court. The main street has chocolate box charm with its array of black and white buildings, and the beautiful Saint Andrews Church. The services and amenities include Checketts delicatessen, gastro pubs, restaurant, Ombersley Endowed First School, golf club, tennis club and cricket club. There is also a modern doctor's surgery and dentist practice.

Droitwich Spa is 5.5 miles away and has enhanced amenities including a Waitrose store. It is a historic Roman town built on the legacy of the salt industry and identified in Victorian times with the "Salt King" John Corbett and his stately Chateau Impney.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 6 miles south providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 motorway (accessed via J5 of the M5 at Wychbold or J6 at north Worcester) provides for ready access to Birmingham (27 miles) and the surrounding industrial and commercial areas as well as Birmingham International Airport (33 miles) and the M40. London (130 miles) is best accessed by the M40, via the M5/M42. The M5 south also provides for commuting to Cheltenham and its racecourse (30miles), Gloucester and Bristol (34 miles). Worcestershire Parkway Railway Station, situated to the east of Worcester, off J7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. The National Railway Network may also be accessed at Droitwich Spa.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, and both The Kings Schools and Royal Grammar School at Worcester, encompassing Kings Hawford and The Grange junior schools. Local preparatory schools also include Winterfold House at Chaddesley Corbett.





Services, Utilities & Property Information

Utilities: Mains electricity and water. Private drainage via a septic tank. Oil-fired central heating.

Services: CCTV/security system. EV charging point.

Broadband: Ultrafast fibre to the premises broadband available in the area – please check with your local provider.

Mobile Coverage: 4G mobile coverage available in the area – please check with your local provider.

Additional Property Information

Standard construction.

Lapsed planning permission for two story extension – W/06/01464/PP

Tenure

Freehold

Local Authority

Herefordshire

Council Tax Band F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

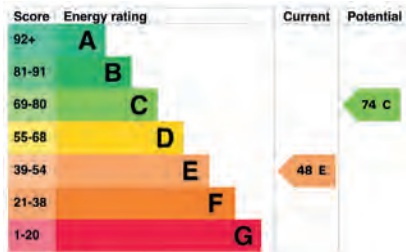
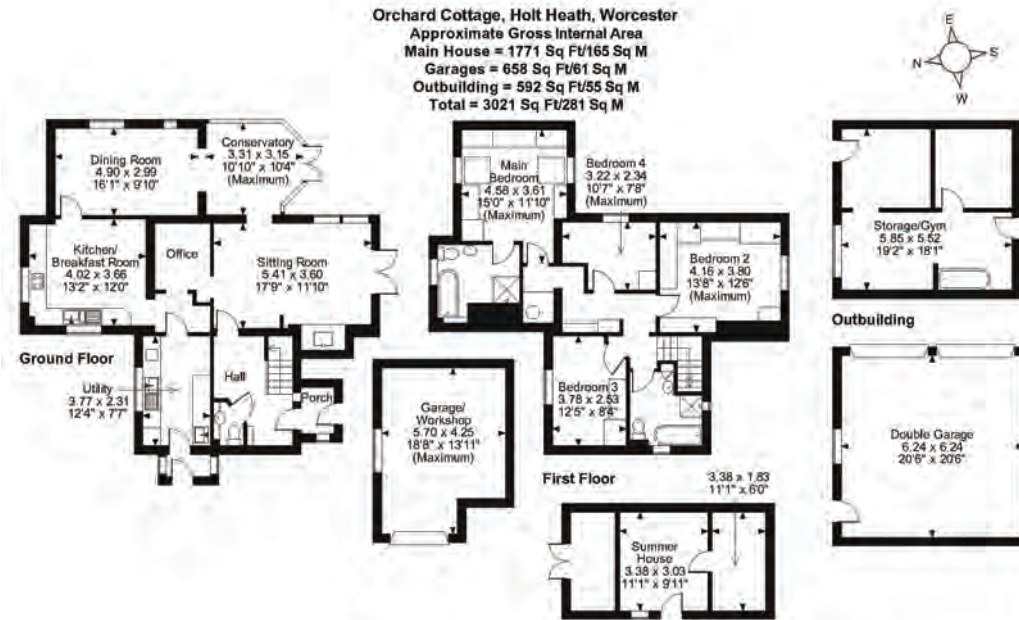
Opening Hours

Monday to Friday 9.00 am – 5.30 pm

Saturday 9.00 am – 1.00 pm



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HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@fineandcountry.com



CATHERINE NEILSON

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07729 801 143
catherine.neilson@fineandcountry.com

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Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

