



16 Holt Castle Barns

Holt Heath | WR6 6NJ



16 Holt Castle Barns

Holt Heath
WR6 6NJ

A stylish and spacious four-bedroom corner mews barn conversion, beautifully combining the old with the new, set in an exclusive courtyard with glorious countryside views to the rear. The property is located close to the picturesque Holt Castle and Holt Church.

Location

Worcester 6 miles, Droitwich 6 miles, M5 (J5) 8 miles, Birmingham 27 miles (Distances approximate)

This beautiful, spacious four-bedroom family home is situated in the desirable village of Holt Heath, Worcestershire, which benefits from the peace and quiet of this secluded location, whilst being well located for access into Worcester, Ombersley, Droitwich and the M5 motorway for commuting.

Holt Heath offers a post office, licenced village store, millennium playing field, farm shop and the Holt Fleet pub which sits along the river. Holt Castle Barns lies within the catchment area of the renowned Chantry High School, along with a superb Primary school, Grimley and Holt Primary Church of England school, which has a current 'outstanding' OFSTED rating.

Nearby villages include Hallow and Ombersley where there is a good choice of pubs, restaurants and fine dining. Worcester city centre is within easy access, offering local and regional shopping facilities, along with highly regarded independent schools. The M5 is also readily accessible with railway stations both located in both Worcester and Droitwich.





Accommodation comprising:

Entrance Hallway, Kitchen, Dining Area, Sitting Room, Laundry, WC, Bedroom Four/Study, Three further bedrooms to include Master Bedroom with open plan en-suite shower room, Family Bathroom.

Ground Floor Accommodation:

As you enter the barn you step into a tiled Entrance Hallway which leads to a bright kitchen providing a good array of wall and base units, offering ample storage solutions. There is space for a dishwasher and large fridge freezer. Included is a striking Rangemaster with cooker hood over. A rear door leads into the beautifully maintained rear garden. Adding character to this home, steps lead you down to the large light and airy sitting room with patio doors to the rear. A log burner serves the sitting room and raised dining area and offers coziness on chilly evenings and is a wonderful place for entertaining, friends and family alike. Completing the ground floor is Bedroom Four which is currently utilised as a Study, a Laundry with space for white goods and storage and a separate WC.

First Floor Accommodation:

Beams are a particular feature of the first floor, the Master Suite having an impressive vaulted ceiling and picture window with glorious views over the river and countryside beyond. The open plan en-suite shower room, with attractive wood effect flooring completes the Master Bedroom again offering character beams. This has a large corner shower, toilet and sink with storage beneath. Two further good sized double bedrooms offer family or guest accommodation, one has a full length fitted wardrobe offering fabulous storage. The Family Bathroom completes the first floor and has attractive wooden flooring, a large corner shower, pedestal bath, toilet and sink with storage cupboards below. A wonderful view of Holt Castle grounds can also be enjoyed from Bedroom Two and the Family Bathroom.

Outside:

The delightful garden consists of a patio and lawn area which offers a wonderful variety of shrubs and plants. A gate leads to parking to the side of the property where you will also find a useful log store. Please note there is also additional parking by the garages for family and visitor convenience. There is a separate garage which has water and power. To the front of the property are manicured gardens within a courtyard.





Services:

LPG, shared septic treatment plant. Mains electricity and mains water.

Additional Notes:

Maintenance charges £65 PCM.

Viewings by appointment only via RJ Country Homes- 01905 691043 or contact@rjcountryhomes.co.uk

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

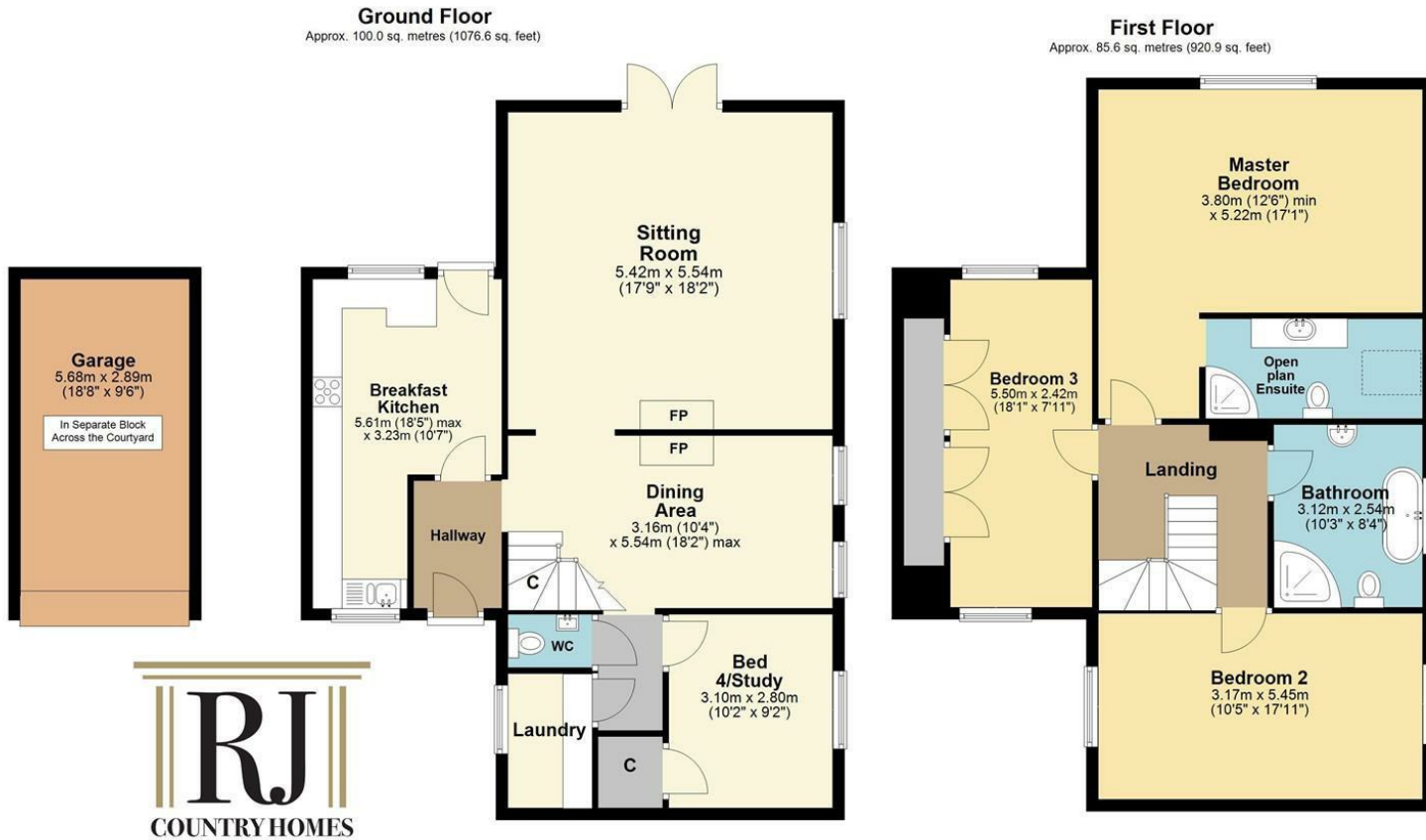
RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Please note that viewings are strictly by appointment only on 01905 691043

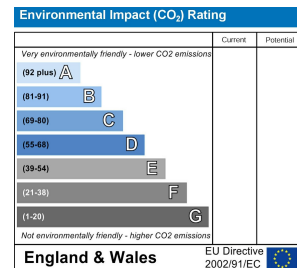
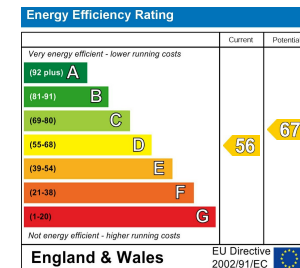






Total area: approx. 185.6 sq. metres (1997.5 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



RJ Country Homes
Tel: 01905 691 043
contact@rjcountryhomes.co.uk
Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

