



Heath Farm

Holt Heath, WR6 6LX

Andrew Grant

Heath Farm

Witley Road, Holt Heath, WR6 6LX

4/5 Bedrooms 2 Bathrooms 3 Reception Rooms

Charming period cottage with generous gardens, countryside views and spacious interiors, offering scope to personalise and nestled in a desirable Worcestershire village setting.

- This property has no onward chain.
- A charming and deceptively spacious five-bedroom cottage brimming with character and offering versatile accommodation across two floors.
- Generous reception spaces including a beamed living room with inglenook fireplace and a bright garden room with panoramic garden views.
- Beautiful original features throughout such as exposed timber beams, dormer windows and traditional latched doors.
- A large, private rear garden backing onto open countryside, complete with lawn, mature trees, patio areas, a Summer house with decking and a new garden shed.
- Ample gravelled and engineered brick driveway providing off-road parking.
- Excellent access to the cathedral city of Worcester, the spa town of Droitwich and the black-and-white timbered village of Ombersley.
- Within catchment area of highly regarded Chantry High School.

1538 sq ft (142.9 sq m)





The kitchen

Bright and spacious, this kitchen is well laid out with ample worktop space and a good range of units, ideal for both everyday cooking and family life. Two large skylights and internal windows flood the room with natural light, while direct access to the garden room adds convenience. There is a built-in double oven and four zone hob, space for a washing machine and fridge.



The reception room

This characterful reception room features a striking inglenook fireplace with exposed brickwork and a solid timber beam, creating a warm and welcoming focal point. Original ceiling beams and cottage-style windows enhance its period charm, while the flexible layout flows into an adjoining space, offering excellent versatility for modern living.





The dining room

Full of character, this charming dining room features exposed ceiling beams and a cottage-style window that looks out onto the front of the property. The room has useful under stairs cupboard space and the stairs leading up to the first-floor accommodation. Well proportioned and full of natural light, it's a versatile space ideal for both family meals and entertaining.



The garden room

Flooded with natural light, this bright and spacious garden room enjoys triple aspect views over the garden and open countryside beyond. With large windows, direct access to the outdoors and new smoked grey oak effect laminate flooring, it offers an ideal setting for relaxing, entertaining or simply enjoying the changing seasons.



Study/Bedroom five

Bedroom five is a versatile space that could be used as a bedroom, playroom, storage room, home office or snug. Because of its ground floor location, it has easy access to the garden room and through to the kitchen or garden.



The ground floor bathroom

From the kitchen there is an inner hallway with a handy built-in cupboard. It also has access to the family bathroom with inset vanity basin unit, WC, shower enclosure with Mira Sport electric shower and separate bath plus chrome towel warmer.



Bedroom one

This delightful bedroom is full of charm, featuring exposed timber beams and a characterful dormer window that fills the space with natural light. Well-proportioned and inviting, it offers a strong sense of the property's period heritage.



Bedroom two

Bedroom two is a bright and airy space, enjoying a wide window that frames pleasant views across the surrounding garden. Neatly proportioned and full of natural light, it's ideal as a guest room, home office or double bedroom.



Bedrooms three & four

Bedrooms Three and Four both feature charming original details, including exposed beams and traditional doors that add plenty of character. Bedroom three is a generously sized double room, ideal as a children's bedroom or a home office. Bedroom four is a cosy single room, perfectly suited for use as a nursery or hobby space.





The shower room

Conveniently positioned between the bedrooms on the first floor, the shower room has a white pedestal basin with chrome mixer tap, close coupled WC and a shower enclosure with a Mira Sport electric shower. A window allows for natural ventilation and light, while the layout makes excellent use of space, ideal for guests or family use.



The garden

The garden is a stand out feature of this property, it has been immaculately kept and provides lawn area, patio area and mature greenery. The garden looks onto fields, making it a very private space that is ideal for relaxing in. Completely re-landscaped with new patio areas, new lawn, a new oil tank and a new shed. There is also a completely renovated summer house with decking area and a log store.





The summer house

The newly renovated summer house sits at the end of the garden and provides a very private and scenic retreat from the main house. It would be great as a reading area, a bar or as a play area for children.

Location

Set in the heart of the Worcestershire countryside, Witley Road in Holt Heath offers a peaceful village setting with excellent access to nearby amenities and transport links. Surrounded by rolling farmland and close to scenic walks along the River Severn, the village features a popular pub, village hall and a well-regarded primary school.

Nearby Ombersley and Hallow provide everyday essentials, while the historic city of Worcester is just 6 miles away and offers a wide range of shops, restaurants and leisure facilities. The A443 runs through the village, connecting easily to Worcester, Droitwich Spa and the M5 for access to Birmingham, Cheltenham and beyond. Worcester's railway stations also offer direct services to Birmingham, Oxford and London, making commuting convenient.

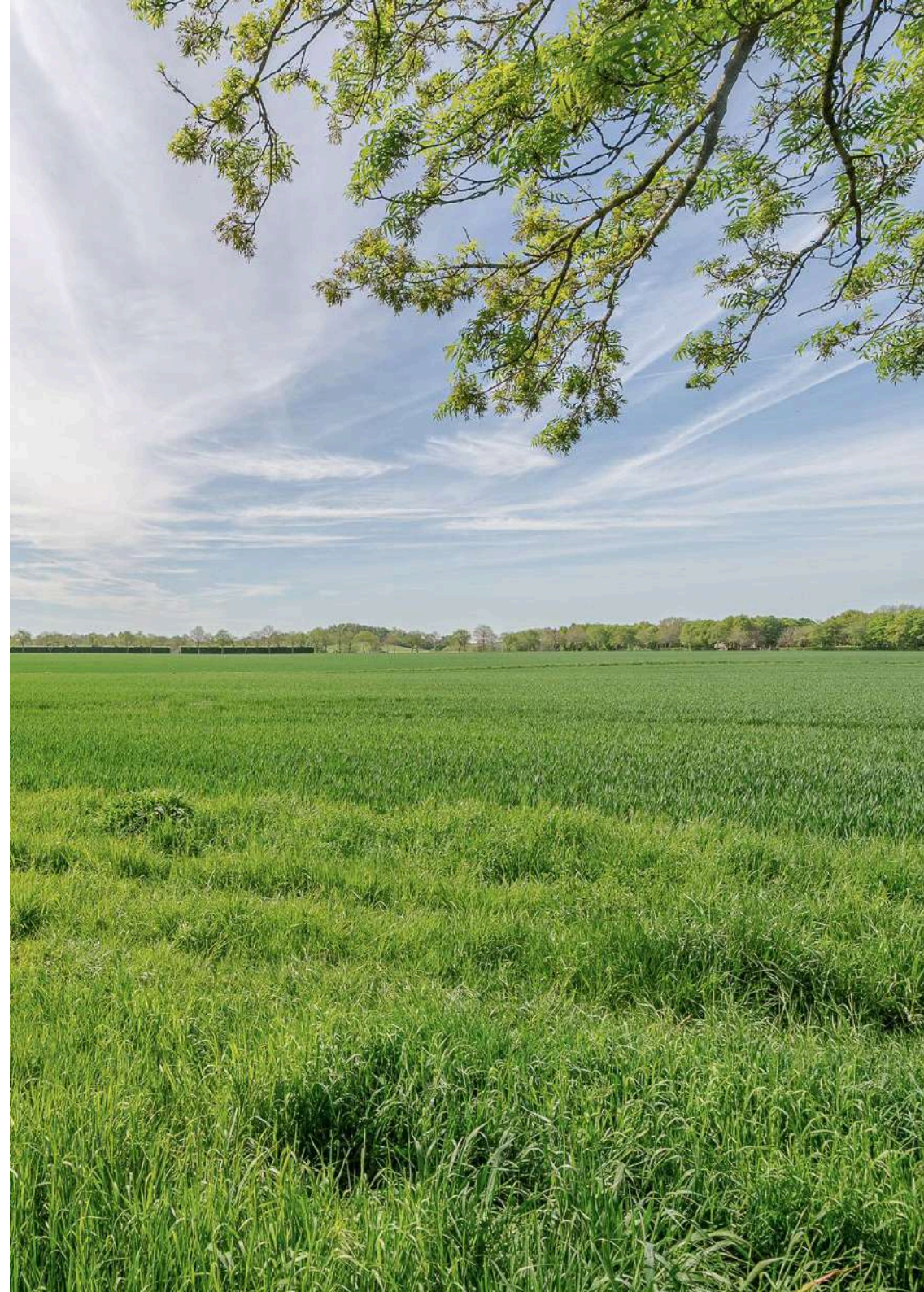
The area is rich in heritage and natural beauty, with attractions like Witley Court, the Abberley Hills and the Malvern Hills all within easy reach. There are excellent opportunities for walking, cycling and enjoying the outdoors, as well as several golf courses and country pubs nearby. Witley Road offers a wonderful blend of countryside charm and practical convenience. It is ideal for families, commuters or anyone seeking a quieter pace of life in a beautiful, well-connected location.

Services

Mains water/electric
New Greenstar Heatslave II for central heating and hot water
New Oil Tank
New eco-friendly water treatment plant (replaced septic tank)

Council Tax

This property is council tax **band E**

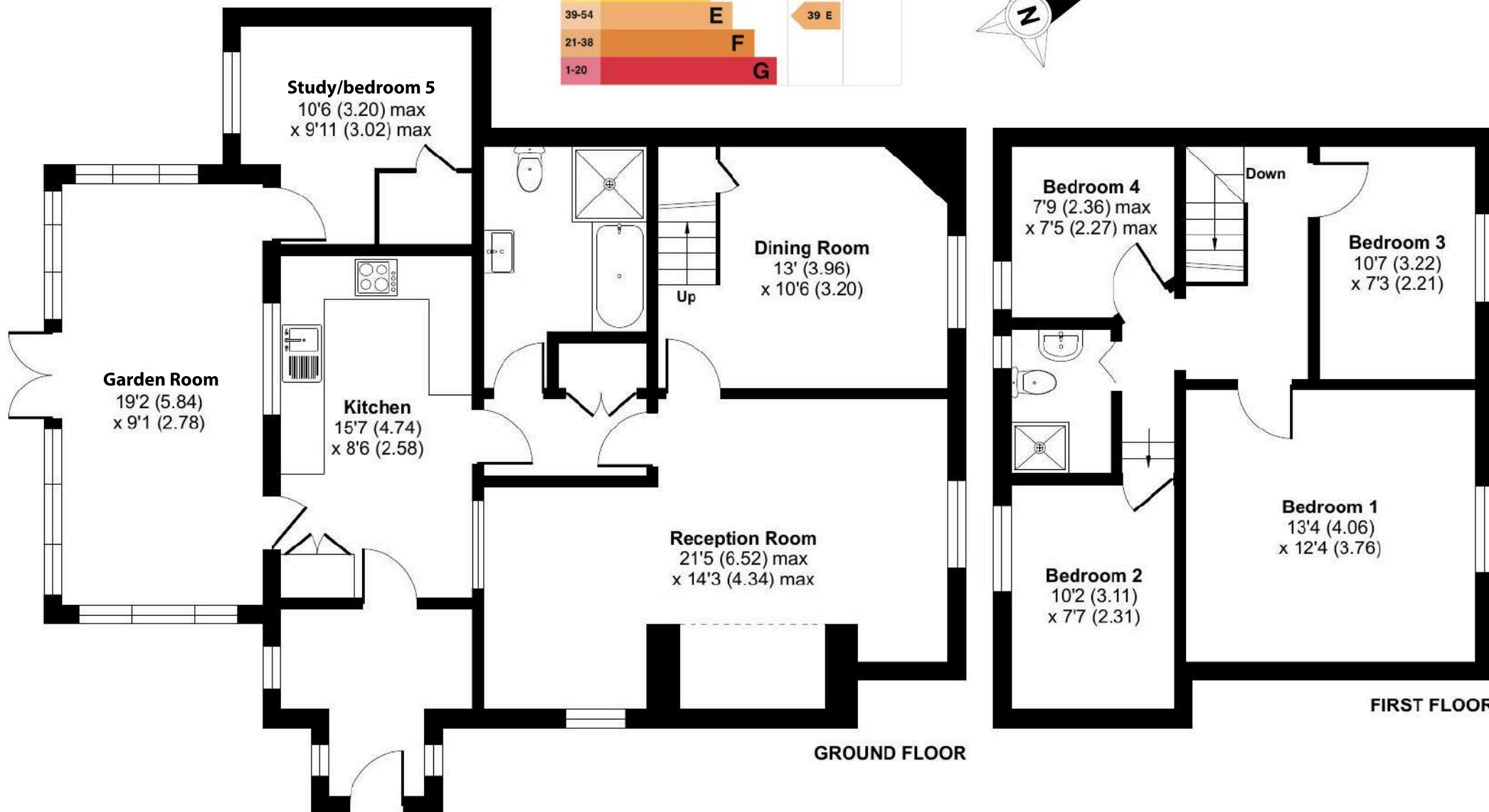


Witley Road, Worcester, WR6

Approximate Area = 1538 sq ft / 142.9 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		





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