



Holt

Worcester | Worcestershire

**FOX**   
TOWN &  
COUNTRY  
HOMES

## Holt, Worcester, Worcestershire

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- Barn conversion set in an exclusive, highly sought after location
- New windows and doors throughout
- Stunning mews style house with approximately 2,000 sqft of refurbished accommodation.
- Versatile living space with three double bedrooms, including a ground floor bedroom/family room.
- Captivating sitting room with exposed beamed vaulted ceiling and log burning stove.
- Contemporary style internally combined with character features
- Chef's dream kitchen with excellent storage and built-in appliances.
- Practicality enhanced by adjacent utility room and ground floor bathroom.
- Unique spiral staircase leading to a secluded study/bedroom four
- Spacious and light-filled landing area leading to two double bedrooms.
- Exceptional bathroom providing a luxurious retreat.
- Garage and ample parking for family and guests
- Beautifully enclosed gardens with mature trees, flower beds, and an ornamental pond.
- Patio area for outdoor dining and entertaining.

Welcome to this stunning mews style house, situated in an exclusive location, having exceptional, refurbished accommodation of approximately 2,000 sqft. With three double bedrooms, including a ground floor bedroom/family room, this property provides versatile living space; exuding quality throughout with many captivating features.





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As you step inside, you are greeted by a truly striking sitting room. This room is adorned with an exposed beamed, vaulted ceiling, adding a touch of grandeur to the space. The centerpiece of the room is a log burning stove, housed in a red brick surround, perfect for cosy evenings by the fire. The property successfully blends contemporary and character throughout with all the necessities for 21st century living.

The kitchen-breakfast room has solid oak floors and exposed beamed ceiling; a lovely room in which to prepare meals making it a chef's dream, meticulously designed and beautifully equipped with excellent storage and built-in appliances. Adjacent to the kitchen, a utility room adds practicality to your daily routines with a door leading to the garden. Additionally, a ground floor bathroom ensures convenience and future-proofs your living arrangements for later years.

A unique feature of this property is the spiral staircase, which leads to a mezzanine study/further fourth bedroom, providing a quiet and secluded space for work or relaxation. The landing area is spacious and flooded with natural light, creating an inviting atmosphere. From here, you can access two double bedrooms, each offering comfort and style. The exceptional bathroom is sure to impress, providing a luxurious retreat within your own home.

Parking is made easy with a garage and ample private parking spaces. The gardens surrounding the property are stunning offering a great deal of privacy. Mature trees, spring and summer flower beds, and an ornamental pond create a picturesque setting. A patio area provides the perfect place for outdoor dining and entertaining.





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Holt is a rural location, however, it is conveniently situated. The A443 leads to Worcester City Centre and to the M5, with access to Birmingham, M42, M40 and South to Cheltenham, The Cotswolds and Bristol. The Holt Fleet Public House is within walking distance, Checketts of Ombersley with its cafe and fine produce, Broomfields Farm Shop, Ombersley Medical Centre. Ombersley First School, Grimley and Holt C of E outstanding and private schooling as well as coveted Chantry School catchment.

#### Administrative Deposit:

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. 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 Fox Town and Country Homes to cover administration and remarketing costs of the property. THIS IS REFUNDABLE UPON COMPLETION.

Bulk LPG

Mains electricity

Tax Band E

Ultrafast fibre to door broadband

BioDisc sewage system

Communal charge of £65.00 per month - covering liability insurance and all communal areas

Worcester (7.3 miles) (London Paddington from 2 hours).  
M5 (J5) 8.3 miles, Droitwich Spa (6.9 miles), Birmingham (28.5 miles), Cheltenham (33 miles).  
All mileages are approximate.



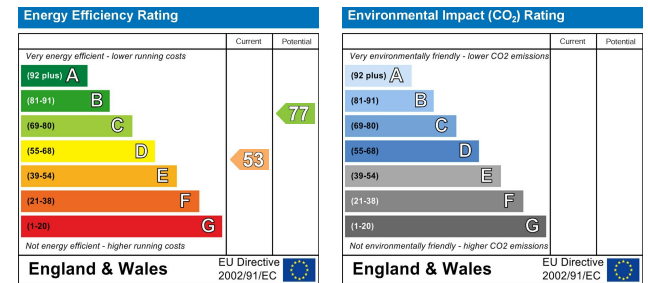


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15, Holt Castle Barns, Road From A443 To Holt Castle, Holt Heath, WR6 6NJ



Total Approx Area: 185.0 m<sup>2</sup> ... 1991 ft<sup>2</sup>  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.



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