



# Holt Castle Barn

Worcester |

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## Holt Castle Barn, Worcester,

### Stunning Barn Conversion in Exclusive Country Location\*\*

- Perfect as a weekend retreat or holiday let.
- Gorgeous Barn Conversion - Situated in an exclusive country setting.
- Spacious Accommodation - Generous living space with striking architectural features.
- Impressive ceiling heights that enhance the sense of openness.
- Elevated Staircase which leads to an open gallery, adding to the property's uniqueness.
- Large Bedroom - Features exposed ceiling beams and a stylish en-suite shower room.
- Light and Airy Sitting Room equipped with a cosy log-burning stove.
- Double doors opening to the garden.
- Well-Equipped Kitchen which includes fitted wall and base units, modern appliances.
- Convenient Ground Floor Bathroom, Ideal for guests and future considerations.
- Mezzanine Level which is accessible from the sitting room, perfect for a study area.
- Single Garage with power and light for added functionality.
- Adequate Guest Parking, convenience for visitors.





This gorgeous barn conversion is situated in an exclusive country location, offering a unique blend of character and modern elegance. As you step inside, you'll be captivated by the spacious accommodation and striking features that make this property truly special.

The heart of the home has a magnificent, vaulted ceiling and an elevated staircase leading to an open gallery, creating an impressive sense of space and light. The large bedroom features exposed ceiling beams and a stylish en-suite shower room, providing a retreat at the end of a busy day. The sitting room is both light and airy, complete with a cosy log-burning stove and double doors that seamlessly connect the indoor space to the beautifully landscaped communal garden.

The cook of the house will appreciate the well-equipped kitchen, which includes fitted wall and base units, modern appliances, and contrasting worktops that combine functionality with style. For added convenience, a ground floor bathroom is thoughtfully included, making it ideal for guests or future considerations. Ascend to the mezzanine level, approached from the sitting room, where you'll find a perfect study area, ideal for working from home. The property also features a single garage equipped with power and light, alongside ample guest parking to accommodate friends and family.

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 D

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.

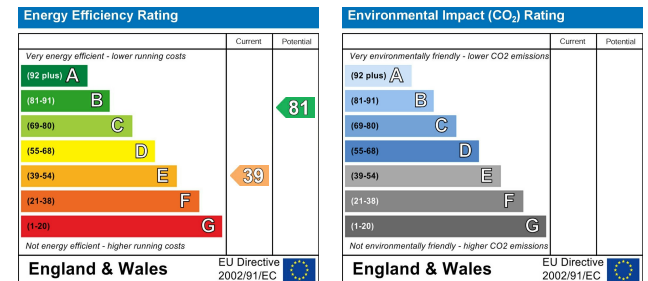




**Black Rock, 1, Holt Castle Barns, Holt Heath, WR6 6NJ**



Total Approx Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup> (excluding garage)  
 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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