



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

6 Holt Castle Barns, Holt Heath, Worcestershire. WR6 6NJ

£390,000

4 2 3



A most interesting four bedroom attached Barn conversion, offering most flexible accommodation and forming part of a small complex, near the popular village of Holt Heath.

Accommodation comprising: Entrance Hall, Master Bedroom with En-Suite Shower Room, three further Bedrooms and Shower Room.
On the first floor: Spacious Lounge/Diner, Sitting Room, Kitchen, Cloakroom and Study/Bedroom.

Outside: There is the benefit of an enclosed private garden with access to private driveway. Separate to this is an en-bloc single Garage with further parking to the front as well as extra generous communal parking.

LOCATION: The property is located near the popular village of Holt Heath, providing easy access to the M5 motorway via Junction 5 Droitwich. It is also ideally located for easy access to the City of Worcester and towns of Droitwich, Stourport and Kidderminster to the North. The village benefits from a Post Office, shop and public house and feeds into the popular Chantry Secondary School catchment.

Kitchen - 2.45m x 2.92m (8'0" x 9'6")

Lounge Diner - 5.91m x 3.04m (19'4" x 9'11")

Sitting Room - 3.37m x 4.13m (11'0" x 13'6")

Study/Bedroom - 3.18m x 3.01m (10'5" max x 9'10")

Bedroom 1 - 3.91m x 2.98m (12'9" x 9'9")

Bedroom 2 - 4.19m x 2.15m (13'8" x 7'0")

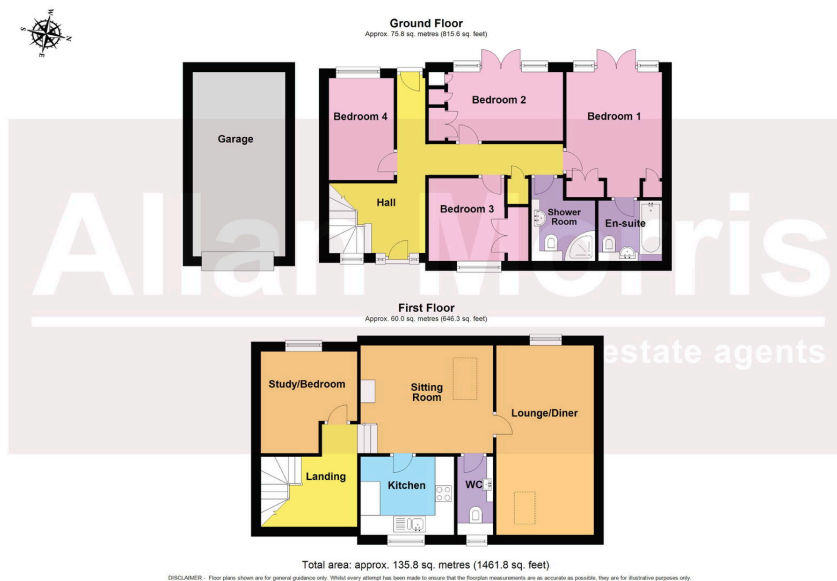
Bedroom 3 - 2.44m x 2.36m max (8'0" x 7'8")

Bedroom 4 - 3.18m x 2.03m (10'5" x 6'7")

En-Suite Bathroom - 1.89m x 1.99m (6'2" x 6'6")

Shower Room - 2.44m x 1.98m (8'0" x 6'5")





- Charming Barn conversion
- Flexible Living accommodation
- 4/5 Bedrooms
- 2/3 Reception Rooms
- Off road parking & En-bloc Garage
- Enclosed private garden
- Stunning rural location
- Popular school catchment
- Easy access to Worcester, Droitwich & M5 motorway
- Council Tax Band E

