



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Holy Claines Farm, Hindlip Lane, Claines, Worcester. WR3 8SB

£550,000

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A charming black and white period property with large detached Barn, steeped in history, originally dating back to the 15th/16th Century.

Accommodation: Entrance Hall, Study, Living Room with further Study/Reading Room off, 3 large Reception Rooms, with access to Cellar, Kitchen/Breakfast Room and Utility/former Dairy. Additional large Store Room (currently accessed from the outside) with W.C. First floor: Three Bedrooms large Family Bathroom.

Outside: Approached via a good size driveway, with Main Entrance Hall (to the front of the property) and lawned frontage. There is a large courtyard to the rear, which in turn leads onto a detached derelict Barn and further large Store Room, together with further lawned garden that wraps around the property.

LOCATION: Situated within easy access to motorway links, local schooling, amenities and Worcester City close by.

Kitchen / Breakfast Room: - 5.3m x 5.3m (17'4" x 17'4")

Reading Room: - 3.5m (into bay) x 2.2m (11'5" (into bay) x 7'2")

Main Hall: - 4m x 2.5m (13'1" x 8'2")

Dining Room: - 5m x 4.8m (16'4" x 15'8")

Sitting Room: - 4.9m x 4.9m (16'0" x 16'0")

Dairy: - 5.8m x 3.2m (19'0" x 10'5")

Storage Room: - 2.7m x 1.8m (8'10" x 5'10")

Bedroom: - 5.4m x 4.3m (17'8" x 14'1")

Bedroom: - 4.2m x 3.2m (13'9" x 10'5")

Bedroom: - 5.8m x 5.4m (19'0" x 17'8")

Family Bathroom: - 5.4m x 4m (17'8" x 13'1")





- Substantial detached property
- Currently 3 Bedrooms
- Huge potential to update etc.
- Large gardens
- Grade II Listed
- Many period features
- Flexible space
- Further detached Barn
- Additional Barn
- NO ONWARD CHAIN

