



**Connells**

The Wharf Inn  
Holt Heath Worcester



## Property Description

### THE BOAT HOUSE

Connells are pleased to offer an opportunity to purchase a unique property with a range of potential uses, situated on the banks of the River Sever. The property, formally a boat house, is adjacent to the Wharf Inn and accessed via the Wharf Caravan Park, offering potential as a commercial accommodation enterprise, along with other uses (subject to appropriate planning permissions). Planning permission has been granted for a detached workshop/storage building of approximately 1550 sq ft / 144 sq m, adjacent to the existing building. We understand work has begun on this development, removing any time constraints, however, we advise that this is confirmed by your legal representative.

## Accommodation Details

### Location

### Cellar/store

The cellar / store is leased to The Wharf Inn on a 999 year lease issued in 2019 and with a 'peppercorn' rent. Further details of the lease can be obtained from the agent.

### Ground Floor Storage Room

23' 11" Max x 16' 4" Max ( 7.29m Max x 4.98m Max )

Housing gas central heating boiler (not tested) and having power and lighting.

### Portakabin

Accessed via the rear of the storage room.

## First Floor

### Landing

Double glazed window and double-glazed door.

Ceiling light and auto switch sensors and two radiators.

Doors to the W.C, shower room, six bedrooms and a small utility room.

### Room One

10' 5" Max x 6' 4" Max ( 3.17m Max x 1.93m Max )

Double glazed window, ceiling light point, television point and a radiator.

Door to Room Two.

### W/c One

Pedestal wash hand basin, low flush w.c, extractor, ceiling light point and a radiator.

### Shower Room

Shower cubicle, pedestal was hand basin, radiator, extractor and ceiling light point.

### Room Two

9' 6" x 8' 3" ( 2.90m x 2.51m )

Double glazed window, ceiling light point, built in wardrobe, television point and a radiator.

Double glazed door to the Juliet balcony overlooking the River Sever.

## En-Suite Shower Room

Shower cubicle, low flush w.c, pedestal wash hand basin, extractor, ceiling light point and a radiator.

## Room Three

10' 5" x 6' 5" ( 3.17m x 1.96m )

Two double glazed windows, ceiling light point, radiator and a television point.

## Room Four

9' 10" x 6' 3" ( 3.00m x 1.91m )

Double glazed window, ceiling light point, radiator and a television point.

## Room Five

10' 4" x 6' 5" ( 3.15m x 1.96m )

Double glazed window, ceiling light point, radiator and television point.

## Room Six

10' 2" x 6' 3" ( 3.10m x 1.91m )

Double glazed window, ceiling light point, radiator and a television point.

## Utility

6' 5" x 3' ( 1.96m x 0.91m )

Stainless steel single bowl sink drainer unit, wall and base cupboards, power, lighting and extractor.

## Outside

## Store

(external measurements with allowance for wall depth - we recommend this is checked prior to purchase) Previously a toilet block and now used as storage.

## Outside Rear

The property sits within approximately 1/4 acre. Whilst currently open, the grounds can be separated to create a garden area. The boundary also extends down to the river, with mooring rights of approximately 80 feet / 24.5 meters.

## Services

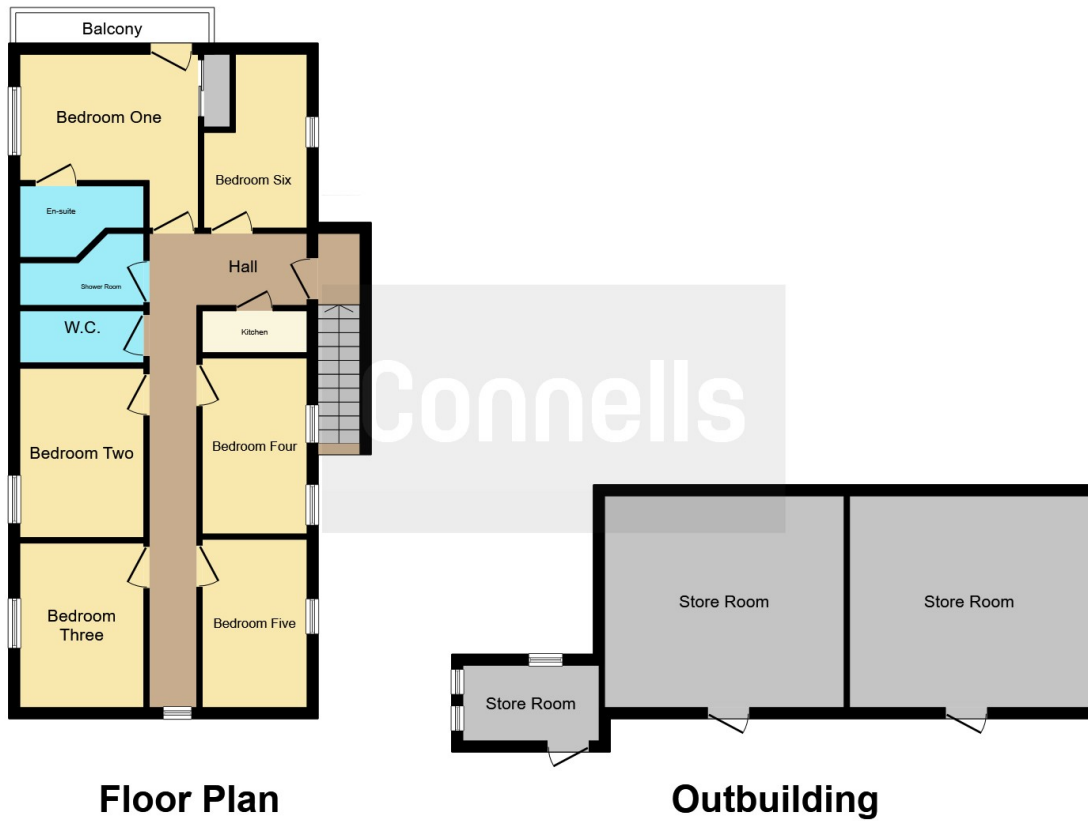
All main services are connected to the property with the exception of gas.

## Agents Notes

There is a public right of way which runs between the building and the river edge.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: A

**view this property online [connells.co.uk/Property/WOR314234](http://connells.co.uk/Property/WOR314234)**

Tenure: Freehold



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