



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

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

£495,000

3 1 3



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.

Substantial detached barn prime for renovation.

Piece of land with a wealth of scope.

Extensive garden with fruit trees and vegetable patch.

Large gated driveway providing parking for multiple vehicles.

The property is uniquely authentic and offers an exciting opportunity for those with visions of having a large family home with either a holiday, work from home building, workshop or a barn conversion for relatives.

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")





Total area: approx. 450 sq. metres (1525.8 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 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

