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estate agents

 **MAYFAIR**
OFFICE GROUP

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

£425,000

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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")

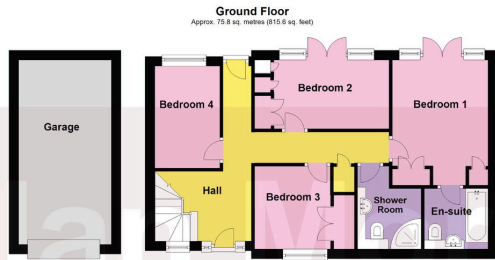
Bedroom 3 - 2.44m x 2.36m max (8'0" x 7'8")

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")





Total area: approx. 135.8 sq. metres (1461.8 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.



- 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

