



# Holt Castle Barns

Worcester |

FOX TOWN & COUNTRY HOMES

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## Holt Castle Barns, Worcester,

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Idyllic Countryside Location  
Spacious and Versatile Living  
Scope to Add Value  
Generous Garden and Parking  
Excellent Accessibility and Local Amenities  
Grimley Primary & Chantry Secondary School  
Catchment

A Unique Opportunity in an Exclusive Rural Setting –  
Versatile Barn Conversion in Sought-After Holt Heath.

Nestled in the heart of Worcestershire's rolling countryside, this characterful upside-down style barn conversion presents an exciting opportunity to acquire a unique home in an exclusive and highly desirable location. Offering a perfect blend of rural tranquillity and accessibility to key transport links and amenities, this property is ideal for families and professionals alike who value space, charm, and lifestyle flexibility.



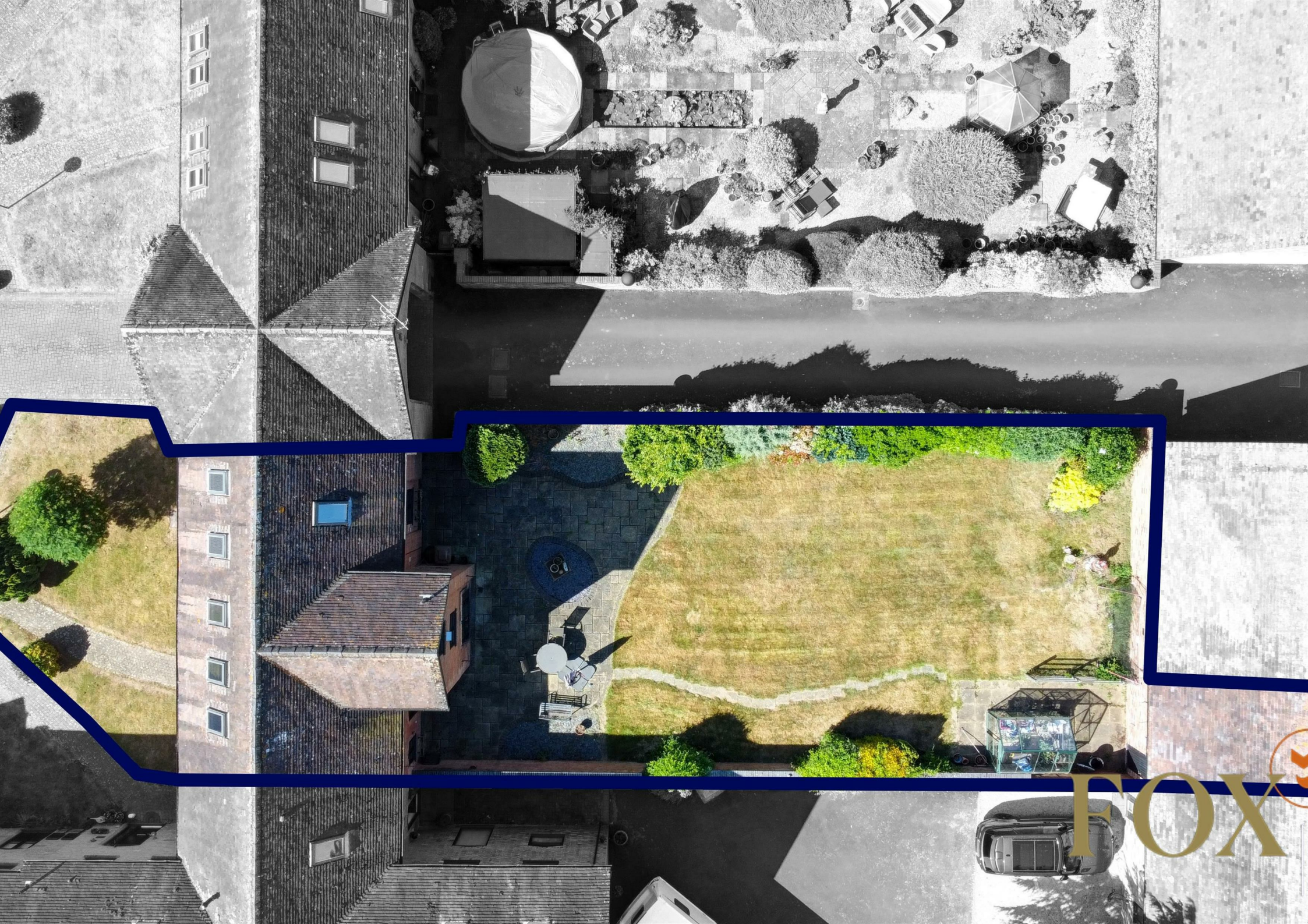


This spacious home, brimming with potential, allows the discerning buyer the chance to modernise and personalise to their own tastes. The ground floor features three generously sized bedrooms, the master with en-suite facilities, a family bathroom, a utility area (which is next to the second bedroom and lends itself as another ensuite,) and dressing room. Upstairs takes you to the fourth bedroom with w/c and basin, a bright and airy open-plan living area welcomes an impressive entertaining space, with large windows that flood the room with natural light. A separate kitchen complements the first floor, while the mezzanine level offers the perfect spot for a home office or creative retreat.

Externally, the property continues to impress with a low maintenance and generous walled garden, combining lawned and paved areas, ideal for both relaxation and entertaining. There is also a greenhouse for gardening enthusiasts, a single garage, and parking for multiple vehicles.

This private residence is just a short walk from the renowned Holt Fleet Public House, Checketts of Ombersley with its award-winning produce and café, Broomfields Farm Shop, and Ombersley Medical Centre, all just a short drive away, provide the perfect blend of village charm and modern convenience.





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Families will be particularly drawn to this location for its outstanding educational opportunities, falling within the catchment for Grimley Primary School, rated as Outstanding, as well as the highly coveted Chantry Secondary School. Private schooling options are also within easy reach.

#### Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.





**Ground Floor**

Dressing Room  
 2.60 x 2.20m  
 8'6" x 7'3"  
 Snug/Bedroom  
 2.70 x 4.00m  
 8'10" x 13'2"  
 Bedroom  
 2.10 x 5.90m  
 6'11" x 19'4"  
 Bedroom  
 4.00 x 3.40m  
 13'1" x 11'2"  
 Utility Room  
 Bathroom  
 1.60 x 2.40m  
 5'3" x 7'10"  
 Ensuite  
 2.00 x 1.70m  
 6'7" x 5'7"  
 Hall

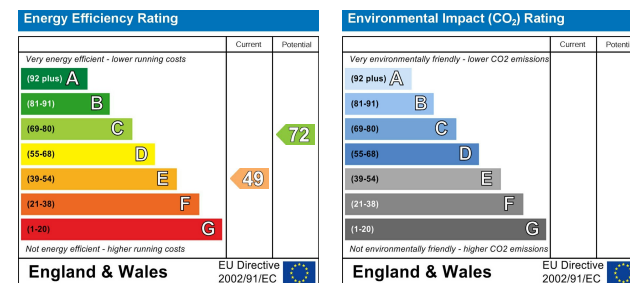
**First Floor**

Kitchen  
 3.10 x 4.20m  
 10'2" x 13'9"  
 Open Plan Living Space  
 9.90 x 5.90m  
 32'6" x 19'4"  
 Bedroom / Study  
 2.10 x 4.60m  
 6'11" x 15'1"  
 Ensuite

**Mezzanine Floor**

Office Space  
 8.60 x 4.90m  
 28'3" x 16'1"

All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee  
as to the operability or efficiency can be given.



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