



Edgar House  
3 Edgar Street | Worcester | WR1 2LR

# EDGAR HOUSE

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Ideal for those wanting immediate access to the city who appreciate a spacious period property that has been meticulously maintained. Edgar House is an impeccably crafted Grade II\* Listed, terraced, Georgian townhouse boasting five bedrooms, two bathrooms, and an expansive layout over four floors with four reception rooms, designed for luxurious living. Nestled in a prime central location, just a stone's throw away from the majestic Worcester cathedral, this residence exudes timeless elegance and historical charm.



Adorned with characteristic Georgian features such as high ceilings, elegant sash windows, and meticulously preserved original panelling, every corner of this home tells a story of refined taste and English architectural heritage.

**Ground Floor:** As you step through the grand entrance hall, you are greeted by the warm embrace of original flagstone flooring and a picturesque courtyard view that bathes the space in natural light from a feature window.

The ground floor unfolds into a thoughtfully arranged ensemble of rooms, each offering its own unique period ambiance and functionality. To the right is the dining room, adorned with graceful, partially panelled walls, while to the left, a stunning reception room, steeped in history with panelling dating back to the 17th century, commands attention with its timeless allure.

The heart of the home lies in the beautifully renovated kitchen/diner, where period features seamlessly blend with modern conveniences. Here, a gas 'intelligent' Aga takes centre stage, providing both efficiency and style, while French windows open onto the courtyard, inviting alfresco dining and leisurely gatherings.







# Seller Insight



“ The current owners of 3 Edgar Street comment, “We were charmed by Edgar House from the moment we saw it. The combination of its prime location, generous size, and handsome period style immediately caught our attention. The Georgian red brick double-fronted façade is the largest house in the historic street. Inside, the original panelling in the study and sitting room, along with the beautifully aged elm staircase and the flagstoned hall are particularly appealing features. The abundance of natural light flooding through the full-length window at the end of the hall creates an inviting ambiance throughout the day. One of our favourite spots is the panelled sitting room, which has a wall which can fold back into the book room, creating a space bathed in natural light from its five window bays with a view of the cathedral.

Living in this home has been an absolute pleasure, with its warm and comfortable atmosphere and ample space for a growing family. Its proximity to the city centre, yet close access to riverside walks, adds to its appeal. The rear garden, a tranquil oasis, has been a cherished retreat on many a summer’s evening. We’ve personalised the living spaces to reflect our taste, while respecting the historical layout of the house, bringing the decoration to a high standard.

This home has supported our daily routines and lifestyle needs, providing plenty of space for multiple people working from home with the city centre so close for shopping and errands. Hosting gatherings and events has been a pleasure, with the unique and welcoming atmosphere of the house lending itself perfectly to social occasions.

In terms of recent upgrades, we’ve carefully renewed all rooms, including the kitchen, both bathrooms, and downstairs lavatory. The central heating system and insulation have been upgraded, ensuring comfort and efficiency. Edgar House truly reflects our lifestyle and values, combining period charm with modern comfort, and offering a central location with proximity to nature.

The sense of community in the neighbourhood, particularly on Edgar Street, has been strong, with friendly and welcoming neighbours. The nearby amenities, schools, and essential services have further enhanced our enjoyment of living here. We enjoy an active lifestyle and the house has been a great base for exploring the surrounding countryside on walks and bike rides.

To future owners, we offer a simple yet valuable piece of advice: love and care for this beautiful home, and it will love you back. Edgar House has been a wonderful and comfortable family home for us as we’re certain it will continue to be for its next fortunate residents”.\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

**First Floor:** Ascend the original elm wood staircase to the first floor, where a sense of grandeur awaits to a large landing area with original wooden flooring. The spacious landing leads to the sitting room, adorned with exquisite panelling, and a hidden gem - a book room, which is accessed through a concealed door within the panelling - an enchanting feature befitting of this period property.

This floor accomodates the principal bedroom, overlooking the rear courtyard, boasting a contemporary ensuite, featuring timeless marble tiling and flooring.

To the rear, there is a large light-filled room, currently being used as a spacious gym, but which could well be used as a bedroom or a work studio.









**Second Floor:** On the second floor, three generously sized double bedrooms await, each offering its own unique charm and character. Two of the bedrooms are connected by a dressing room/study area, and there is also a family bathroom.



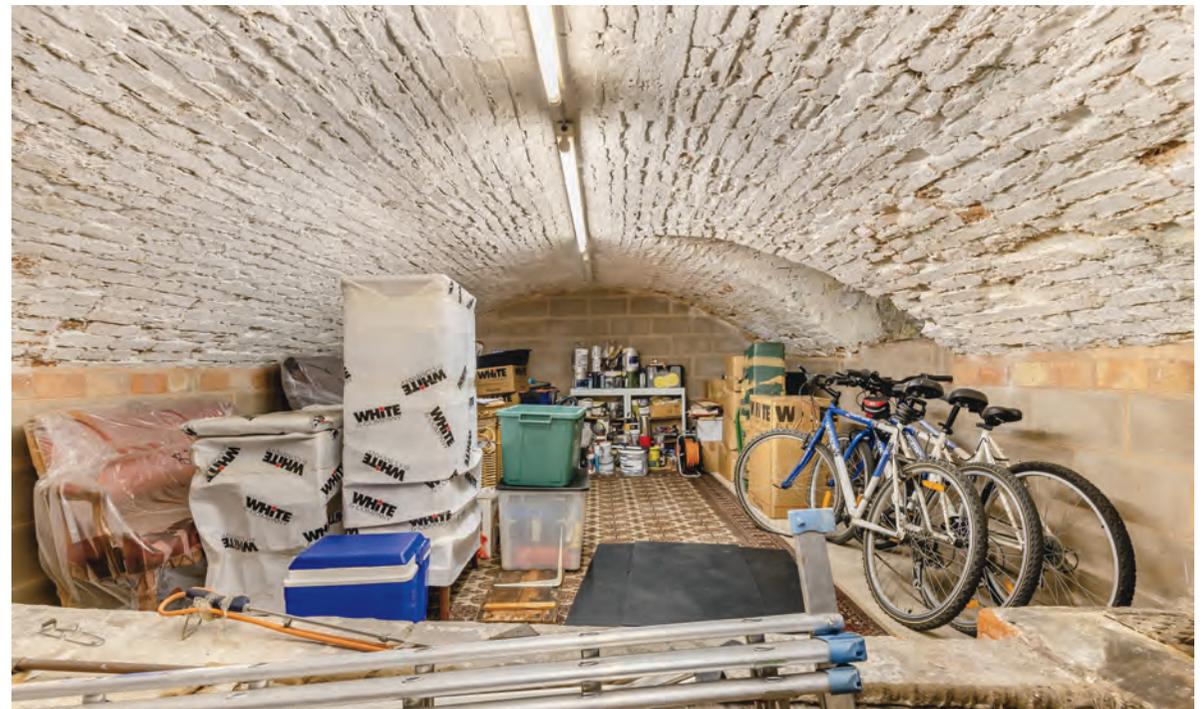






**Third Floor:** Venturing to the third floor, you will discover an expansive space, currently serving as a versatile games room, study, and storage area—a blank canvas awaiting your personal touch and creative vision. There is also a boiler room which provides further storage.

**Cellar:** Completing this remarkable residence, a spacious dry vaulted cellar with original arches offers ample storage space and the potential for further





customisation.

**Outside:** A private walled courtyard garden provides a modest secluded oasis amidst the bustling cityscape - a serene retreat where you can unwind and escape the hustle and bustle of urban life. Perfect for alfresco dining, the garden area is accessed from the kitchen/diner and the main hallway with a covered area to accommodate all weather.





# LOCATION

Lying only a stone's throw from the city's heart, this exceptional property has on its doorstep access to the prized restaurant and café culture of Worcester, as well as boutique shopping and the neighbouring racecourse and walking routes. The High Street itself, as well as the magnificent Guildhall, is only a short walk away. This is a location for business and pleasure with many professional and commercial organisations based within the city, yet remaining only walking distance from the Swan theatre, River Severn, , The Worcester to Birmingham canal, cathedral, County cricket ground, Gheluvelt Park and Fort Royal Park.

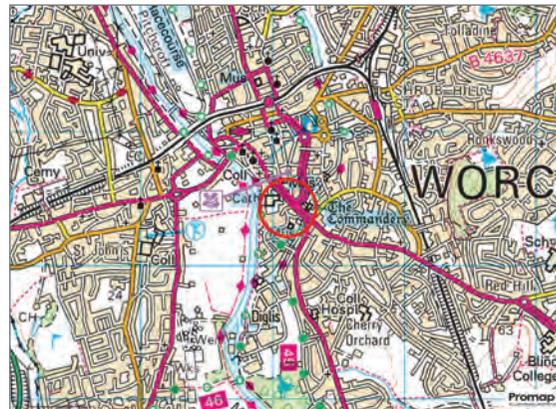
The county town and cathedral city of Worcester, lying on the banks of the River Severn, is characterised by one of England's great cathedrals, its racecourse, county cricket ground, rugby club and university.

The M5 motorway accessed via junction 6 or junction 7, Worcester provides for ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport (38 miles) and the M40 for onward travel to London (133 miles). The M5 south also provides for commuting to Cheltenham (25 miles), Gloucester (28 miles) and Bristol (62 miles). Worcestershire Parkway Railway station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. The two railway stations in Worcester itself are within easy walking distance of Edgar House.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Worcester itself benefits from both The Kings School family of Schools (adjacent to Edgar House), and The Royal Grammar School is only a mile away.

For days out and recreation, Stratford-upon-Avon lies to the east (25 miles), Broadway to the south-east (23 miles), Upton-upon-Severn to the South (11 miles) and Great Malvern and the Malvern Hills to the west (9 miles). The west coast of Wales at Aberdovey is 104 miles away.





### Services, Utilities & Property Information

Mains electricity, water and drainage. Mains gas central heating. Nest smart heating system.

Ultrafast broadband available in the area – please check with your provider.

4G and 5G mobile coverage available in the area – please check with your provider.

Additional Property Information: Grade II\* Listed.

Permit parking for approximately £30, if required – up to four household permits and additional visitor permits available.

Planning applications: An application for a small extension to the restaurant, Benedictos (at the end of Edgar Street).

Tenure  
Freehold

Local Authority  
Worcester City Council  
Council Tax Band G

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website  
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

Opening Hours  
Monday to Friday 9.00 am - 5.30 pm  
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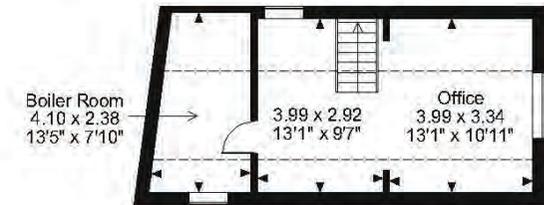
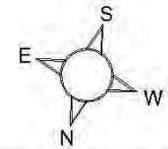
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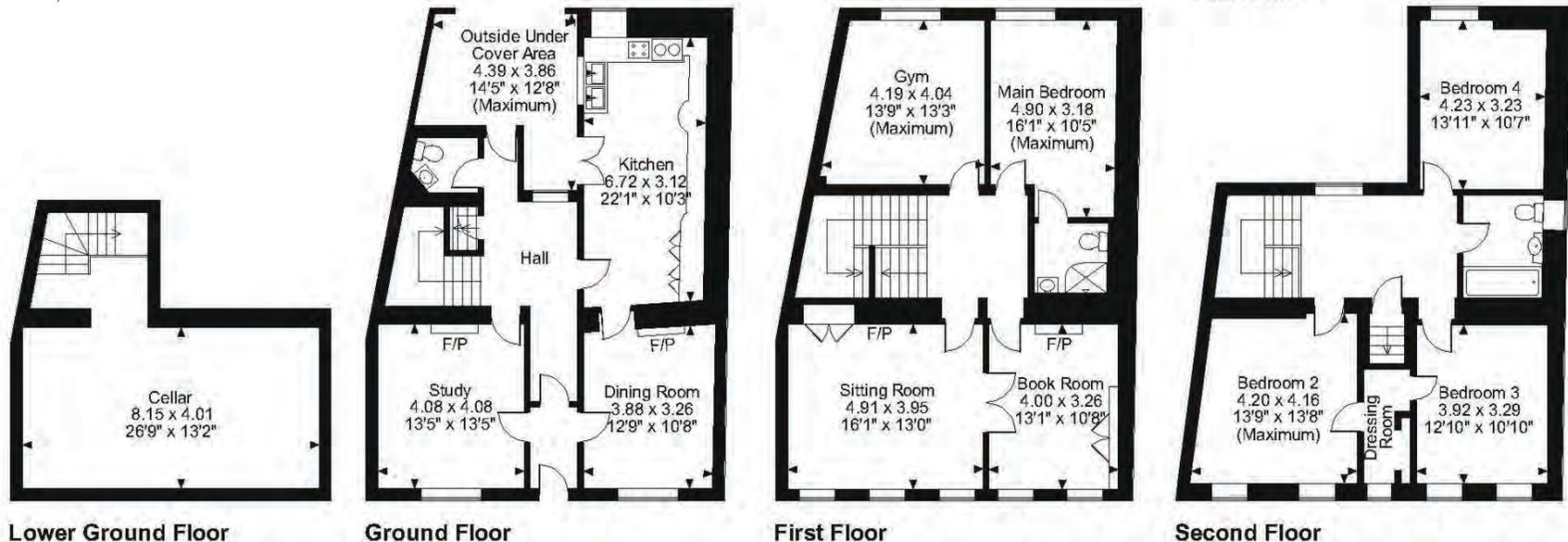
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**Edgar Street, Worcester**  
**Approximate Gross Internal Area**  
**3123 Sq Ft/290 Sq M**

**Outside Under Cover Area external area = 139 Sq Ft/13 Sq M**



**Third Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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