



Ladywood House  
Ladywood | Whitbourne | Worcestershire | WR6 5RY

FINE & COUNTRY

# LADYWOOD HOUSE

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Welcome to Ladywood House, a spectacular countryside home finished to an exceptional standard. Nestled in just under 2 acres, this beautifully appointed residence offers four spacious bedrooms, including a fabulous principal suite. With breath-taking countryside views, energy-efficient features such as solar panels and a rain harvesting system, and a double garage with a bedroom above, Ladywood House seamlessly combines modern living with the tranquility of rural life. This is a truly unique opportunity to own a home that balances luxury, sustainability, and natural beauty.



## Ground Floor

Walking through the front door takes you into an entrance hallway. To the left, is the sitting room featuring a cosy log burner. The beautifully finished kitchen is a true highlight, complete with a modern media wall, a large island seating six, and expansive sliding doors that open onto the patio, creating the perfect space for entertaining guests. Flowing from the kitchen, the utility room offers plenty of built-in storage and a door leading to the outside. A well-appointed office with glass sliding doors opens directly onto the patio, offering an ideal space for work and providing opportunity for a downstairs bedroom if desired. Completing this floor is a downstairs shower room/WC and underfloor heating throughout.













# Seller Insight

“ In 2011, we were on the hunt for a renovation project and stumbled upon Ladywood House. Despite the daunting task of transforming the house and its neglected garden, the serene and picturesque location made us overlook the substantial time, energy, and financial investment required. We succeeded in our endeavour and have spent many years since, enjoying the breathtaking views and living in our sustainable, cost-efficient home. Thanks to our investment in solar panels, air source heat pump, and battery storage, our annual running costs are remarkably low for a property of this size.

Our weekends are often spent tending to the vegetable patch, greenhouse, and relatively low-maintenance garden, or exploring the maze of footpaths. Our favourite walk leads to the village pub in Whitbourne, just over a mile away. It's a fantastic community hub and serves the best Sunday lunch in the county! The village offers as much social interaction as you desire, with a well-stocked volunteer-run shop, the pub, and a village hall hosting various clubs and events throughout the year for all ages.

Friends often mention how lucky we are to live in such a peaceful area and frequently praise how seamlessly we've integrated the original 19th-century property with the modern 21st-century additions. This blend of old and new gives the house a unique character. The rooms above the garage have been especially handy when family with young children, particularly babies, come to visit!

Bromyard is just a 10-minute drive away and offers a convenient Co-op, dentists, opticians, hair salons and even a tailor, making it easy to get essentials when needed. A 20-minute drive will take you to Worcester, where the new Worcestershire Parkway train station provides excellent connections, including a 2-hour journey to London or a 30-minute trip to Birmingham. We're also fortunate to have Knightwick Butchers nearby, and the doctor's surgery in Knightwick is excellent. So, despite the rural setting, there are plenty of amenities within a relatively short distance.

We'll miss everything about the area and living in Ladywood House, but the renovation itch has struck again, and we need to scratch it one more time!\*

\* 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

The first floor is configured of four bedrooms, two with ensuites, plus a family bathroom. The principal suite features expansive panelled windows showcasing the countryside views, air-conditioning, and a unique secret wardrobe door leading to a luxurious ensuite with a free-standing bath and large walk-through shower.











## Outside

Ladywood House is approached through private electric gates and along a gravel driveway leading to ample parking, all set on just under 2 acres of land. It is equipped with solar panels, a storage shed, an EV charger, a kitchen garden with a greenhouse and numerous raised planters. There is a stream running along the bottom of the garden creating a peaceful, serene atmosphere right at your doorstep. A large double garage includes a bedroom and ensuite above, offering additional living space. An elevated patio with glass balustrading provides stunning countryside views, perfect for entertaining.









# LOCATION

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Ladywood House is situated along a country lane in the rural village of Whitbourne; a stunning countryside setting with outstanding views. Whitbourne features a public house, village hall, village shop, and a church. The local villages of Clifton-upon-Teme and Tedstone Delamere are only a few miles away.

For more amenities, there is Worcester (11 miles), Malvern (12 miles), Bromyard (6 miles) and Hereford (20 miles). The M5 motorway (accessed via J7 at south Worcester or J6 at north Worcester) provides for ready access to the north and south-west, Birmingham (52 miles) and the surrounding industrial and commercial areas, as well as Cheltenham and its racecourse (36 miles), Gloucester and Bristol (73 miles).

The M42, lying to the north of Redditch also offers access to Birmingham International Airport (49 miles) and the north-east. Road travel to London (144 miles) is best via the M40 at Warwick (54 miles). Worcestershire Parkway Railway Station, situated to the east of Worcester, off junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. All train stations at Worcester enable access to central Birmingham and London.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels allowing parents to select the right environment for their children's needs. Nearby villages: Martley, Brockhampton and Broadwas, all have primary schools. There is a variety of independent establishments including The Kings Schools and The Royal Grammar School at Worcester, Malvern College, Hereford Cathedral School, and Bromsgrove School.

For days out and recreation, Ladywood House is well placed for ready access to the north Cotswolds and Broadway (34 miles), as well as Stratford-upon-Avon (36 miles), Great Malvern (11 miles) and the Malvern Hills, and Ludlow (27 miles).





### Utilities, Services and Property Information

Utilities: Mains electricity and water. Air source heat pump for central heating/ underfloor heating. Private drainage via a sewage treatment plant.

Services: CCTV or similar security system in operation. Solar panels installed in 2020 with battery storage of 28 kWh. Solar Thermal for hot water. Mechanical ventilation and heat recovery. Rainwater harvesting. EV charging point. FTTP broadband and 4G mobile coverage available in the area – please check with your local provider.

Parking: Double garage and driveway parking for 4+ vehicles.

Construction: Standard.

Property Information: Herefordshire Council have access to maintain the culvert in the far east corner of the garden.

Tenure: Freehold.

Local Authority: Herefordshire - Council Tax Band C.  
EPC: Rating B.

Directions  
what3words: ///conquests.surfed.itself

### Viewing Arrangements

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

### Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



**Ladywood House, Ladywood, Whitbourne**

**Approximate Gross Internal Area**

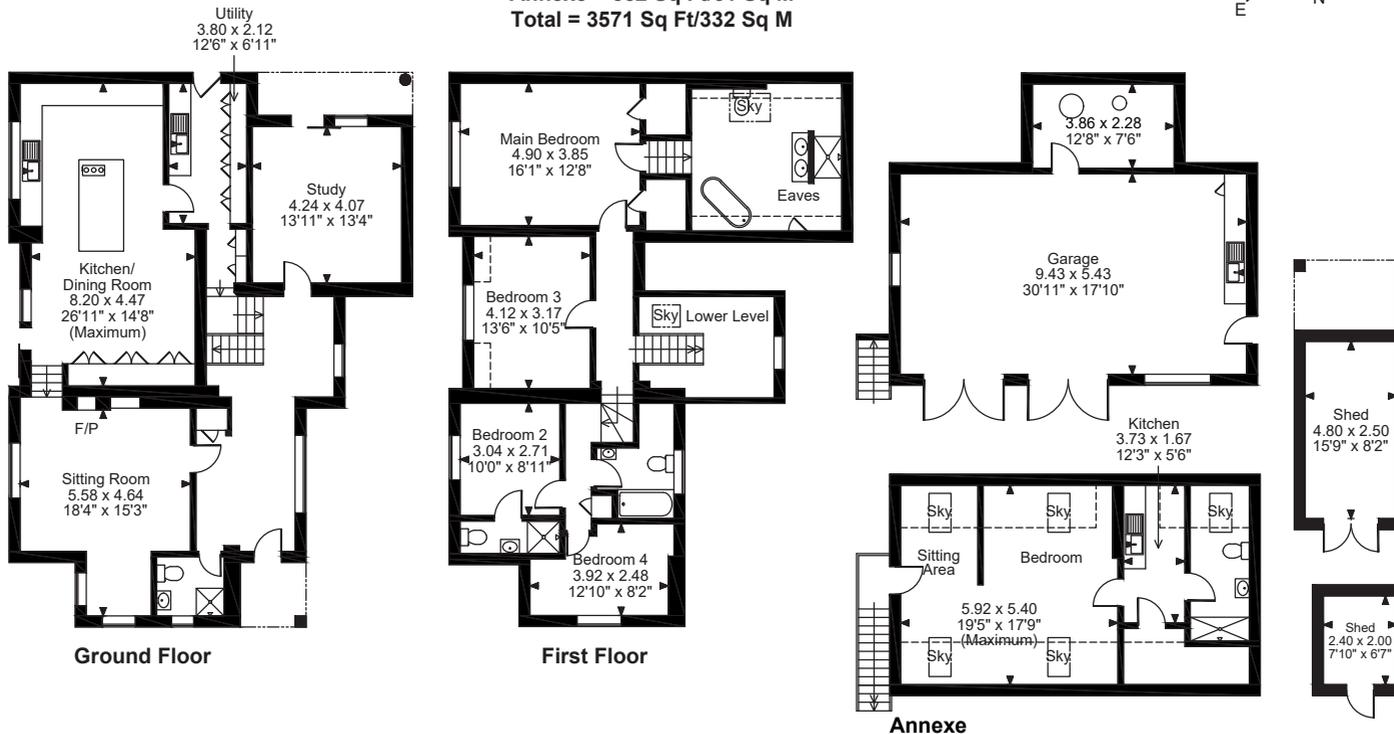
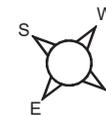
**Main House = 2186 Sq Ft/203 Sq M**

**Garage = 652 Sq Ft/61 Sq M**

**Shed = 181 Sq Ft/17 Sq M**

**Annexe = 552 Sq Ft/51 Sq M**

**Total = 3571 Sq Ft/332 Sq M**



**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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Score	Energy rating	Current	Potential
92+	A		86 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 27.03.2025







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