



## Apartment 11 Whitbourne Hall

Whitbourne, Worcester, WR6 5SE

Andrew Grant







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 **2 Bedrooms**    **2 Receptions**    **1 Bathroom**

Leasehold / 1,267 sq. ft.

## KEY FEATURES:

- Grade II\* listed
- Versatile accommodation
- Resident's and guest parking
- Use of communal rooms
- Stunning communal gardens
- Extensive grounds
- 957 years remaining on lease
- Ground rent £10.00 per annum
- Service charge £2,784.00 per annum

A unique opportunity to own a spacious and well presented apartment in a Grade II\* listed building.

## Situation

Whitbourne Hall is nestled in the rolling pastoral countryside on the Worcestershire and Herefordshire borders. Footpaths criss-cross the countryside right from the doorstep and it is possible to walk to the National Trust property Brockhampton Manor, the Bromyard Downs and Bringsty Common.

Whitbourne Village is about a mile away and has a church, a pub, a village hall, a playing field, a children's playground, and a thriving not-for-profit village shop run by a veritable army of local volunteers. The nearest little town, Bromyard, lies about seven miles away, and offers an array of bespoke shops, restaurants and a supermarket. Malvern, Hereford and Worcester are also within easy reach.





## Description

Stepping into the property there is a porch area before the main living accommodation perfect for storing coats and shoes. Moving into the stunning living room there are many characterful features including a fireplace with wood-burning stove and original tiled hearth and a huge sash window flooding the room with natural light. This area benefits from built-in cupboards and acts as the heart of the home.

To the side is a cloakroom with a WC, handwash basin and space and plumbing for a washing machine. Following on is the kitchen diner again, with a huge sash window overlooking the extensive grounds, this room comprises of wooden wall and base units with work surfaces including a sink, dishwasher, hob with extract, double ovens and fridge freezer.

The staircase is located in the far right corner of the living room and rises to the mezzanine landing.









## Upstairs

The mezzanine landing overlooks the living room has two useful storage cupboards which can be found directly at the top of the stairs. From the landing there is a further staircase to the top floor and access to bedroom two and the current office.

The versatile office space leading from the landing could occasionally be used as a guest bedroom if required.

Bedroom two to the side is quite spacious allowing for a double bed and room for free-standing furniture. Two floor-to-ceiling length windows bring natural light into the room.

Following up the second staircase you are welcomed into the master bedroom, neutrally decorated; the white walls bounce the light from the Velux windows around the room creating a bright and airy feel. There are several built-in cupboards for storage and the room flows into the bathroom.

The contemporary bathroom has grey marble effect cushioned flooring and is fitted with a low level shower, bath, bidet, WC and handwash basin. Extra storage can be accessed from a cupboard door.

## Services

Mains water, mains electricity, LPG gas heating, communal private Victorian drainage and sewage system, broadband.

GigaClear Ultra-fast fibre should become available in the near future and is already laid up to the Hall.

Council tax band B

















## Outside

Within the communal gardens, there are two large immaculately mown lawn areas, the Italian style knot garden with topiary yew hedging centred on a fountain, an orangery with a small, paved terrace area, a sheltered border garden perfect for catching the sun and a colourful rockery. A large Victorian walled kitchen garden is now worked as allotments by some residents, as are several large Victorian glasshouses.

Beyond the gardens, the grounds are a mixture of woodland and meadow areas through which one can walk or find a private spot to sit and read or picnic. Like the surrounding Whitbourne Estate, the gardens and grounds of Whitbourne Hall are managed on organic principles, encouraging a wide variety of birds and butterflies.

There is ample parking close to the property, for residents and their guests. Residents have an entitlement to park two cars. Garages situated close by, but out of sight within the grounds, become available to purchase from time to time.

## Other information

Residents may hold private functions in all or any of the communal rooms by prior arrangement, including the dining room, drawing room, morning room, library and catering kitchen. There is a large basement which residents may apply to use for additional storage, e.g. as a wine cellar or to keep additional household appliances, such as a freezer.

There are around 9 acres of communal gardens and grounds for residents to enjoy. Residents may apply for an allotment within the walled Victorian kitchen garden and/or for space within one of the Victorian greenhouses. There is ample space for residents' and visitor parking. Residents may own one garage. Garages become available to purchase from time to time and there is a waiting list system for allocating them.





# Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 1015 sq ft / 94 sq m (excludes void)

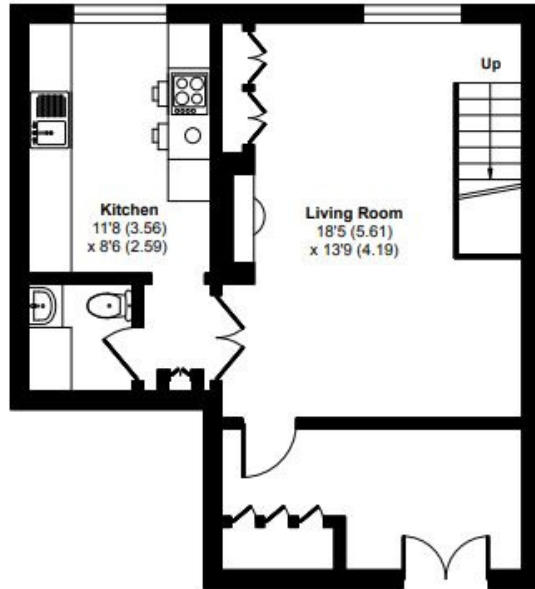
Limited Use Area(s) = 252 sq ft / 23 sq m

Total = 1267 sq ft / 117 sq m

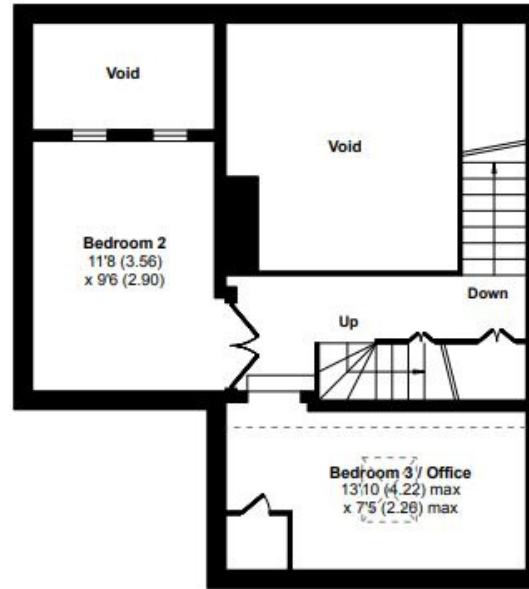
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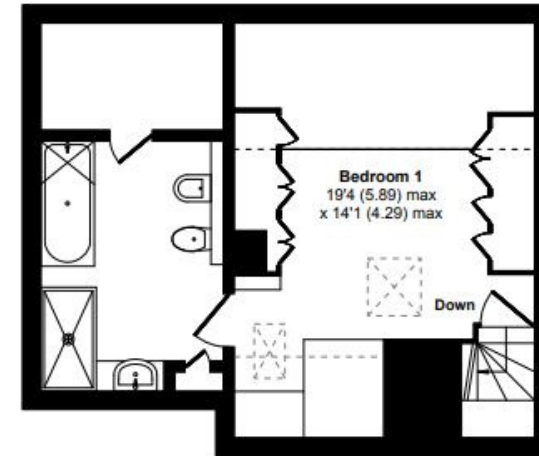
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Andrew Grant. REF: 857706



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