






The Butler's Pantry
Whitbourne, WR6 5SE

Andrew Grant

The Butler's Pantry

3 Whitbourne Hall, Whitbourne, Worcester, WR6 5SE

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Offers in excess of £275,000

An elegant ground floor apartment set within an impressive Grade II* Listed Manor House standing in 9 acres of beautifully landscaped grounds and the use of the formal entertaining rooms.

Key features

- Exquisite ground floor apartment
- Charming period features throughout
- Magnificent dining kitchen with bespoke cabinets
- Inviting sitting room with Carrara marble fireplace
- Mezzanine level with two luxury bedrooms and en-suites
- Privileged use of Whitbourne Hall
- 9-acre landscaped communal grounds
- 957 years remaining on the lease
- Monthly service charge £289.00
- Ground rent £11 per annum

Leasehold / 1,016 sq ft





The Butler's Pantry epitomises elegance as a stunning duplex apartment situated within this grand country house. Impeccably designed interiors showcase high ceilings, expansive windows and timeless period features, offering residents an exquisite living experience. Carefully curated to blend original character with contemporary finishes, every detail resonates in perfect harmony.

Furthermore, the apartment's ambiance is enhanced by its beautifully landscaped grounds, visible from every room through thoughtfully restored double-height original sash windows, ensuring a light-filled and airy living space.



Entrance

The Butler's Pantry is situated on the ground floor, complemented by a mezzanine level. Throughout the apartment, elegance and sophistication are evident.

Upon entering through a striking original oak door, you are welcomed into a magnificent dining kitchen, a luminous and expansive area perfect for entertaining.



Kitchen

The kitchen boasts bespoke pale grey cabinets elegantly arranged around a commanding central island, adorned with pristine white Carrara quartz countertops that exude a sleek and modern ambiance. Among the top-tier appliances are a Neff slide-and-hide

oven paired with an induction hob and overhead extractor, a built-in AEG dishwasher, refrigerator, freezer and washer-dryer. Oriented to the east, the kitchen captures the morning sun through its double-height sash windows, offering picturesque views.



Retaining its original charm, polished floorboards and a prominent chimney breast serve as captivating features. Ample room is available for a dining ensemble and for grander gatherings, the Halls' formal dining room stands ready for your reservation.



Sitting Room

Beyond another impressive doorway lies the inviting sitting room, where a double-height sash window floods the space with natural light. Dominating the room is a Carrara marble fireplace surround,

accentuated by an authentic black cast insert and an open fire. A meticulously restored classic duchess radiator harmoniously melds with the room's stylish décor, adding to its timeless allure.

First Floor

Ascending the stairs from the kitchen, you arrive at the mezzanine level featuring two bright and generously proportioned bedrooms, seamlessly enhanced by a chic glass balustrade.

The elegance of polished wood floors extends gracefully across this first floor, while the expansive sash windows once more offer enchanting vistas of the surrounding grounds.





Bedrooms One and Two

Each bedroom is a haven of luxury, boasting en-suites complete with spacious shower enclosures and thermostatically controlled double shower heads, ensuring a pampering experience for residents and guests alike.



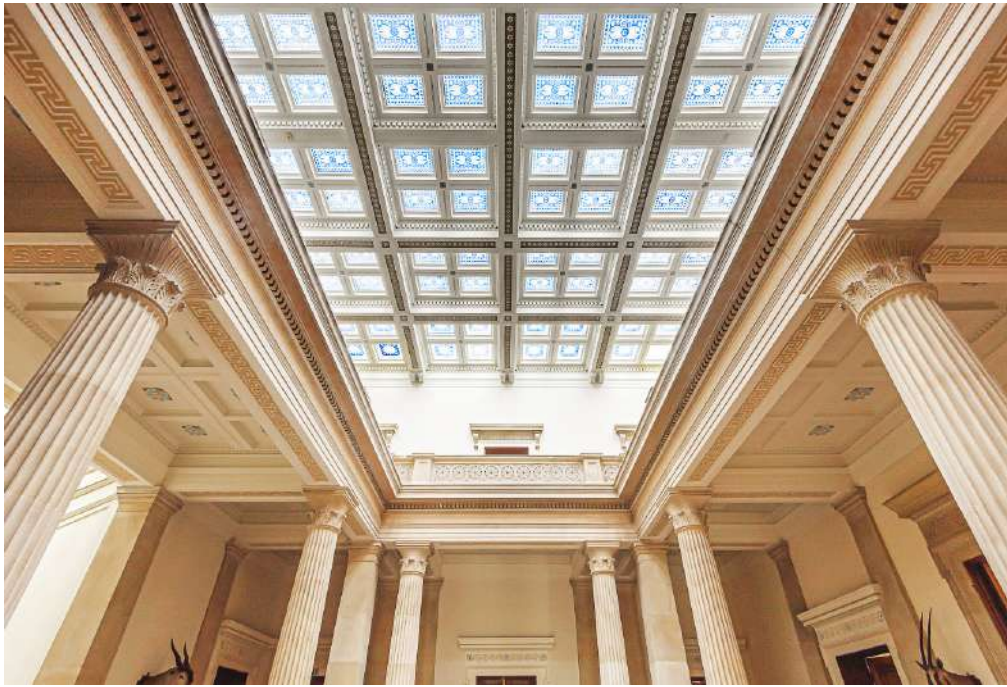


The Hall

Whitbourne Hall stands as a magnificent Grade II* listed Greek revival manor house, meticulously crafted in 1862 by the renowned architect E.W. Elmsie, who also graced the landscape with the iconic Great Malvern railway station.

This lavish estate is a quintessential representation of neo-Palladian architecture, distinguished by its commanding six-column portico, an awe-inspiring Palm House and attentively designed gardens that accentuate the allure of the south terrace, Italian garden, kitchen garden and rockery.





Stepping inside reveals interiors of unparalleled grandeur. A majestic atrium captivates with its rare blue and white stained-glass ceiling, while the main reception rooms resonate with the timeless elegance of their original features. In the mid-1990s, the estate underwent a transformation, evolving into 23 distinct properties, yet preserving four original reception rooms.



Residents are privileged to utilise these stately rooms for their private gatherings, including an opulent hand-painted drawing room, a formal dining room, morning room and a meticulously fitted library. Additionally, these spaces can be reserved for grand events, adding an extra layer of sophistication.



Gardens and Grounds

The landscaped grounds sprawl across approximately 9 acres, offering a blend of historical charm and natural beauty. Highlights include a formal Palm House, a Victorian walled kitchen garden cultivated by residents in an allotment style, picturesque Victorian

glasshouses, expansive lawns punctuated by pavilions and an enchanting Italian knot garden encircled by lovingly sculpted yew hedging, all surrounded by the breathtaking views across the Herefordshire and Worcestershire scenic countryside.



Lease Information

The original lease, established in 1982, spans an impressive 999-year term with 957 years remaining on the lease. Residents are subject to a monthly service charge of £289.00, encompassing building insurance, the cleaning and maintenance of communal areas and the upkeep of the grounds, with all figures being accurate as of the quarterly statement dated January 2024. Additionally, an annual ground rent of £11.00 is applicable.

The property boasts 9 acres of communal grounds, meticulously maintained under the service charge. Residents have access to an array of communal formal rooms, including the Dining Room, Drawing Room, Morning Room, Library and a Catering Kitchen. Beyond the communal rooms, residents have exclusive access to a woodshed located in the adjacent wooded area. The former tennis court has been transformed into a communal BBQ area. Furthermore, designated areas are allocated for drying laundry and housing small animals, such as chickens.

Residents have the option to utilise the basement for storage purposes, whether it be as a wine cellar or to house additional household appliances like freezers.

Each household is entitled to parking for two cars and may apply for both an allotment within the walled Victorian kitchen garden and a greenhouse space.

Garaging facilities are available upon request.

The formal rooms can be reserved for external events, capped at a maximum of 10 annually, with revenue generated from these events contributing to The House's sinking fund.





Services

Mains electricity and water.

Liquid propane gas.

Victorian Sewage Treatment Plant.

Security alarm system.

Broadband is available at this property.

Annual Service Charge - £3468.00

Council Tax - Band B

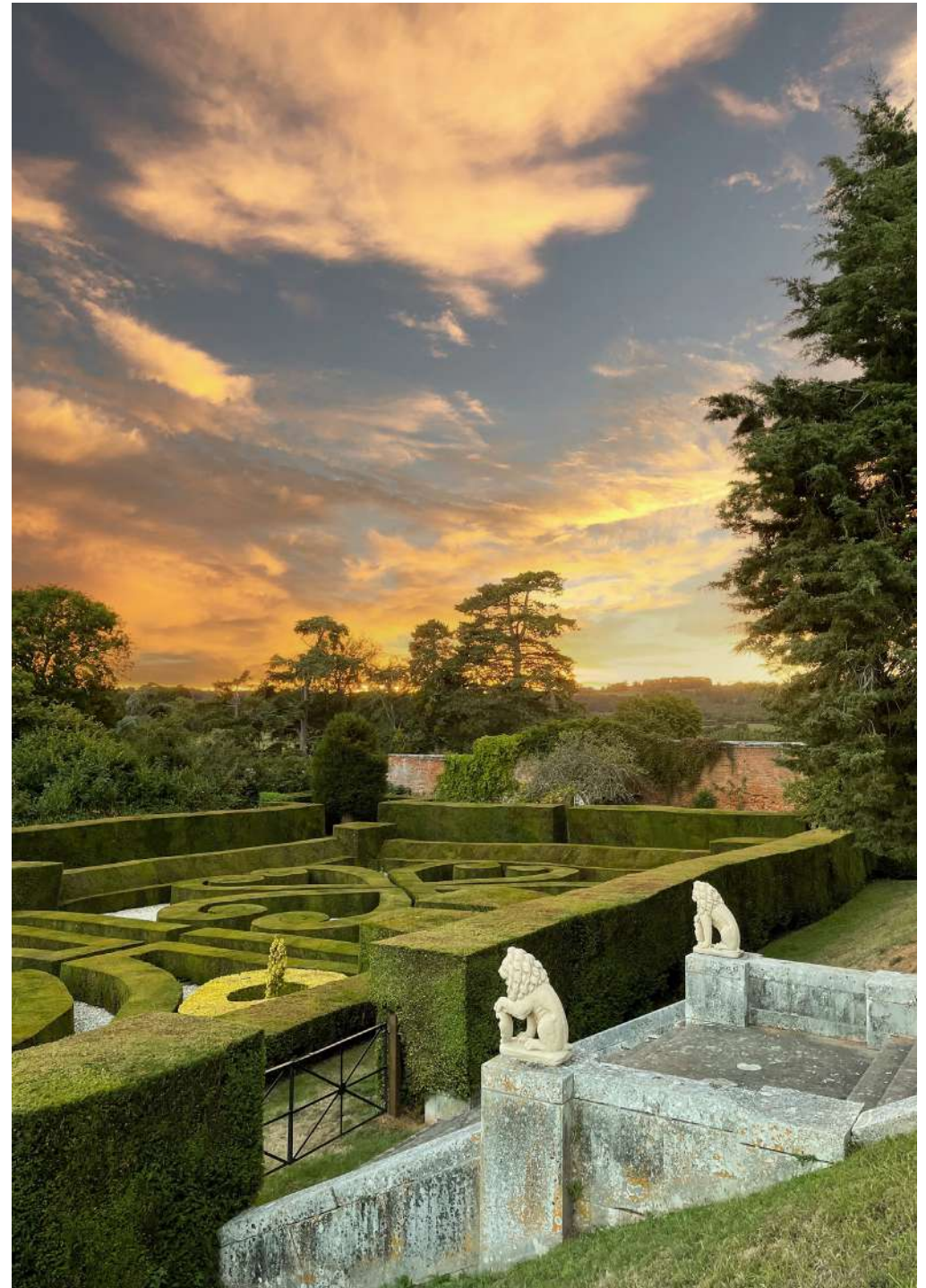
Location

Nestled amidst the serene and picturesque countryside on the borders of Herefordshire and Worcestershire, the charming village of Whitbourne is beautifully positioned adjacent to the tranquil River Teme, merely 5 miles from the historic market town of Bromyard. The parish's eastern boundary connects with Worcester's vibrant city centre, a mere 13 miles away.

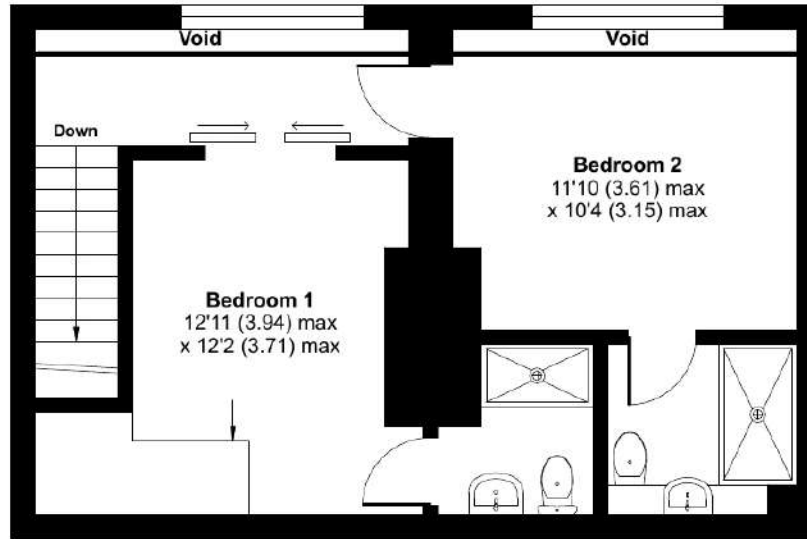
Whitbourne thrives as a close-knit community, home to approximately 800 villagers who enjoy the amenities that enhance their quality of life. Among these amenities are a quintessential village pub, a voluntary controlled school, a community-centric village hall and a beloved community village shop that even offers delivery services to Whitbourne Hall.

Speaking of Whitbourne Hall, this grand country estate sits approximately a mile outside the village limits. For the discerning purchaser, Whitbourne Hall presents a unique opportunity to reside within a majestic country house while being intricately woven into the fabric of a vibrant rural community.

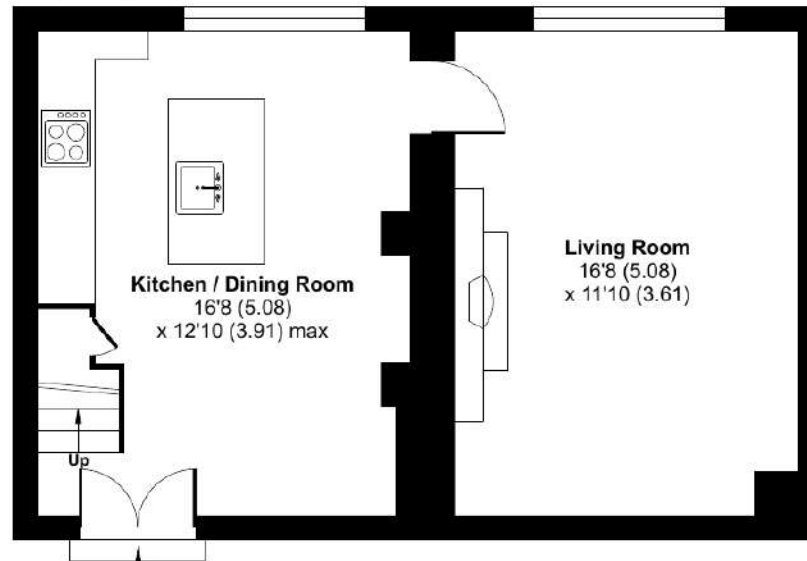
Moreover, its strategic location ensures easy accessibility to the national motorway network. As you approach Whitbourne Hall, a long private drive sets the tone of exclusivity, further enhanced by an intercom system that serves the individual apartments within the estate.



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FIRST FLOOR



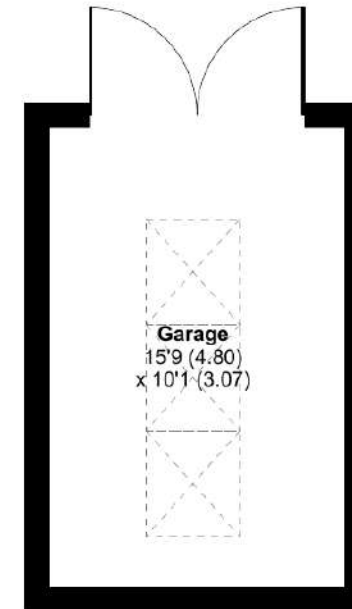
GROUND FLOOR

Approximate Area = 855 sq ft / 79.4 sq m (Excludes Void)

Garage = 161 sq ft / 14.9 sq m

Total = 1016 sq ft / 94.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Andrew Grant. REF: 1071736



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