



Apartment 7, Whitbourne Hall

Whitbourne WR6 5SE

Andrew Grant

Apartment 7

Whitbourne Hall, Whitbourne WR6 5SE

5 Bedrooms 2 Bathrooms 2 Reception Rooms

A stylish five-bedroom apartment arranged over three floors within the Grade II listed Whitbourne Hall, located on the Worcestershire-Herefordshire border. This apartment offers an ideal family home, set amidst historic charm and beautifully maintained gardens.

- Spacious open plan living and dining area, ideal for entertaining and family gatherings.
- Five spacious bedrooms arranged over three floors.
- Modern kitchen with top-of-the-range appliances and garden views.
- Cosy snug area overlooking the living space, providing a peaceful retreat.
- Two contemporary bathrooms, each equipped with a walk in shower, WC and washbasin, both featuring luxurious underfloor heating. The family bathroom additionally includes a bath for added convenience.
- Beautiful communal gardens set within expansive, manicured grounds.
- Parking available for both residents and guests.
- New velux windows throughout the apartment.

2386 sq ft (221.6 sq m)





The entrance

Enter this exquisite property from the first floor galleried landing of Whitbourne Hall. The high ceilings and elegant décor create a bright, welcoming space that blends historical charm with modern comforts, setting the tone for the rest of the apartment.



The living and dining room

The expansive open plan living and dining area is perfect for entertaining and family living. Large windows fill the space with natural light, creating a bright, welcoming atmosphere. An open fireplace adds warmth and charm to cosy evenings. The seamless flow allows versatile arrangements, ideal for gatherings or family moments.





The kitchen

The modern kitchen combines functionality and style, featuring an Aga, built in oven, hob and extractor fan. Elegant cabinetry and top-of-the-line appliances ensure an effortless culinary experience, while large windows offer stunning views of the countryside.





Bedroom one

Bedroom one is a spacious double bedroom featuring a glass panelled wall that offers views of the countryside and the downstairs living areas. To the left, doors lead to a walk in wardrobe which provides ample storage space. The room also benefits from a Velux skylight, creating a bright and serene retreat.





The snug/ additional bedroom

Located on the first floor, the snug, with potential to be converted into an additional bedroom, offers a cosy retreat with a glass balcony overlooking the living areas. This charming space provides ample room for a double bed and shelves, making it the perfect spot for relaxation. Next door, a single bedroom with built in bunkbeds provides another functional and cosy retreat.



The family bathroom

The sleek, tiled family bathroom, located on the first floor, is equipped with a walk in shower, a freestanding bath, a WC and a washbasin. The bathroom also benefits from luxurious underfloor heating, to create a perfect space to relax and unwind.



Bedroom two

Bedroom two is a generous double bedroom offering ample space and abundant natural light, creating a bright and comfortable atmosphere.



Bedroom three

Bedroom three is another deceptively big double bedroom with a slanted ceiling, a Velux skylight and large built in wardrobes to the right. This room has ample space to accommodate both a bed and a cot, making it versatile and functional.





Bedroom four

Currently used as a children's bedroom, bedroom four is another well sized room with vaulted ceilings, several Velux skylights and access to the eaves for further storage space. These elements fill the space with natural light, creating a bright and airy atmosphere.



The secondary bathroom

The second floor bathroom is fully tiled and equipped with a shower, WC and washbasin. It also benefits from a Velux skylight and underfloor heating.



The gardens

The property also benefits from nine acres of stunning communal gardens within the manicured grounds of Whitbourne Hall. These beautifully maintained gardens provide a serene and picturesque environment, perfect for relaxation and enjoying the outdoors.







Location

Whitbourne Hall is set in picturesque countryside with serene surroundings and footpaths to Brockhampton Manor, Bromyard Downs and Bringsty Common.

Whitbourne village offers a friendly community with a local pub, while nearby Bromyard provides additional dining options.

Families benefit from reputable schools like Whitbourne CE Primary School and Queen Elizabeth Humanities College.

Convenient transport links via the A44 connect to Worcester and Leominster, with Bromyard providing essential amenities and Worcester's train station offering services to Birmingham and London.

Services

The apartment has mains water, electricity, oil fired central heating, communal Victorian drainage and full fibre broadband. It is a resident owned freehold with a 950 year lease. The monthly service charge of £289 covers buildings insurance, sewage disposal and community water and electric contracts. Ground rent is £10 per year.

Grounds

Nine acres of communal gardens, allotments and garages available upon request.

Council Tax

The Council Tax banding for this property is **Band D**

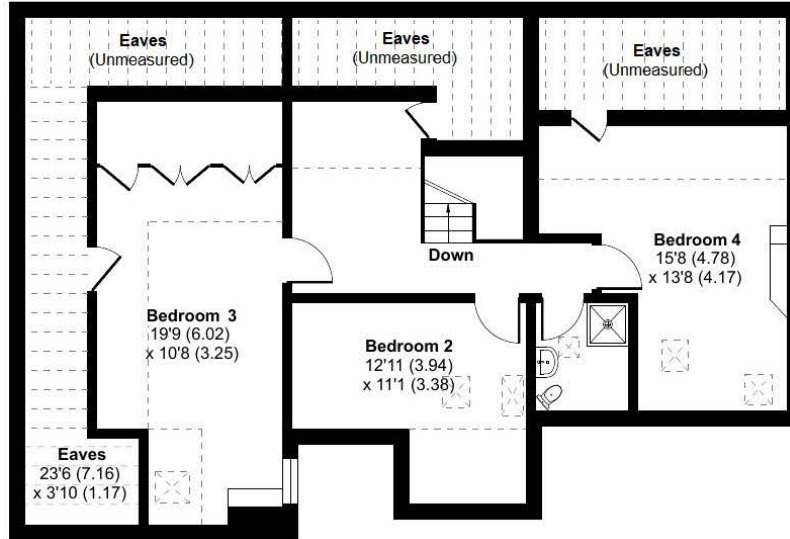
Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 2386 sq ft / 221.6 sq m

Limited Use Area(s) = 326 sq ft / 30.2 sq m

Total = 2712 sq ft / 251.8 sq m

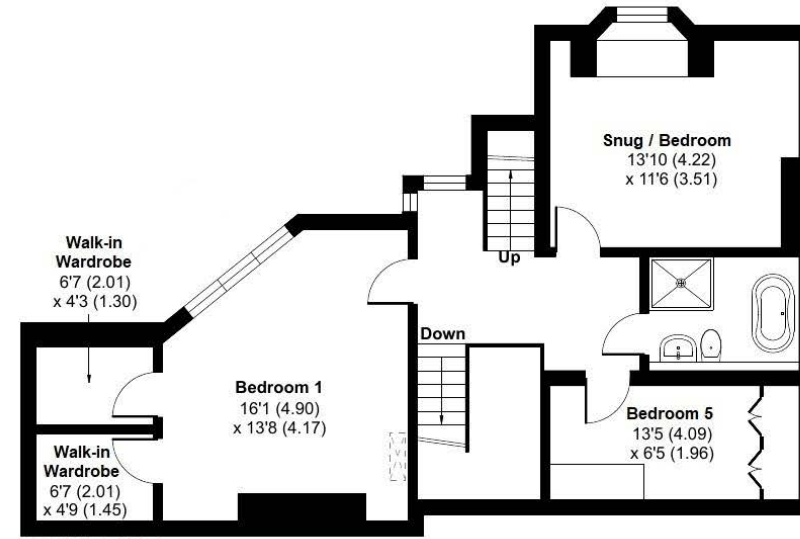
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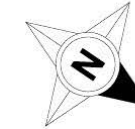
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1145421

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		24 F
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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