



Flat 2, Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant

Flat 2, Whitbourne Hall

Whitbourne, WR6 5SE

1 Bedroom 1 Bathroom 1 Reception Room

A unique apartment within a magnificent Whitbourne hall, featuring open-plan living, private entrance and access to stunning communal grounds and rooms.

- Beautifully arranged one-bedroom apartment with private entrance and versatile layout.
- Open-plan kitchen/living area, utility, cloakroom, generous shower room and versatile first-floor study, which could be used as a second bedroom.
- Set in nine acres of spectacular communal grounds with walled garden, terrace and woodland walks.
- Residents' parking for two cars with garaging and storage options available by separate negotiation.
- Situated within Whitbourne Hall, a grand Grade II listed country estate in Worcestershire.

This charming one-bedroom apartment, previously a writing room, is located within the west wing of Whitbourne Hall. The home is arranged over two floors and accessed via its own private entrance, with views over the grand south-facing terrace. The accommodation includes a bright open-plan living and kitchen space, adjoining this is a well-appointed utility room and a separate WC. Upstairs, the landing serves as a generous office area, or has the potential to be used as a second bedroom. Off the landing is a peaceful double bedroom and a large shower room. Owners at Whitbourne Hall enjoy a uniquely privileged lifestyle, with access to breathtaking formal entertaining rooms and nine acres of landscaped communal gardens. There is ample parking for residents, with garaging available by separate arrangement.

695 sq ft (64.5 sq m)





The entrance hall

Accessed through an impressive private front door, the entrance hall provides a welcoming arrival point, connecting to the main living area. To one side is a useful utility room with adjoining cloakroom with useful storage and mirror with light over. To the other is under-stairs storage for added practicality.

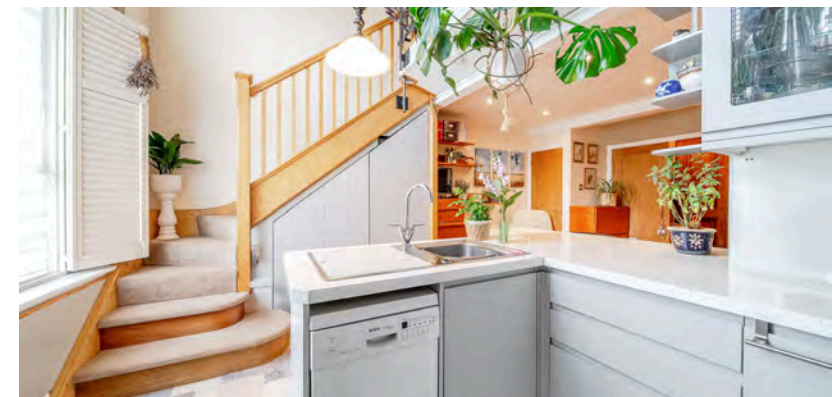






The kitchen and living area

Set beneath the open gallery, the kitchen features neutral cabinetry, wraparound work surfaces and integrated appliances including an oven, hob, extractor fan and fridge freezer, with a freestanding dishwasher also being included in the sale. It adjoins the living space to form a bright and practical area well-suited to everyday life. Additional storage is available in the cupboards beneath the stairs, ideal for keeping household items neatly tucked away.





The living area is flooded with natural light from full-height windows overlooking the terrace. A fireplace provides a focal point, while the adjoining kitchen creates a sociable, open-plan flow. This space is both practical and atmospheric, with a built-in storage and a natural connection to the rest of the home.





The study

Positioned at the top of the stairs, the generous landing has been transformed into an efficient office area, with potential to be used as a second bedroom if desired. Fitted shelving lines the walls, with excellent natural light. From here there is easy access to the shower room, bedroom and additional storage.





The bedroom

This peaceful double bedroom accommodates a full double bed. A built-in cupboard is tucked neatly into the wall and the proximity of the bathroom makes this a highly convenient and private sleeping space.



The bathroom

The bathroom is generously proportioned, featuring a walk-in shower enclosure with both rainfall and handheld fittings, a WC and a vanity basin. A heated towel radiator and mirror lights add comfort and practicality, while built-in shelving and cabinetry adds convenience. Clean lines, pale tiling and spotlights create a calm and spacious feel throughout.



The grounds

Set within the breathtaking grounds of Whitbourne Hall, the nine acres of landscaped gardens offer a tranquil retreat. Expansive lawns, mature trees and manicured planting beds create a serene environment. Additional amenities include a wood store and cellar storage space, enhancing the practicality of this remarkable residence. These well-maintained gardens and communal spaces, including the walled garden for the avid gardener, contribute to the unique lifestyle offered at Whitbourne Hall, combining historic grandeur with the tranquillity of nature.



Whitbourne 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.

Lease Information

The original lease, established in 1980, spans an impressive 999-year term with 954 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.

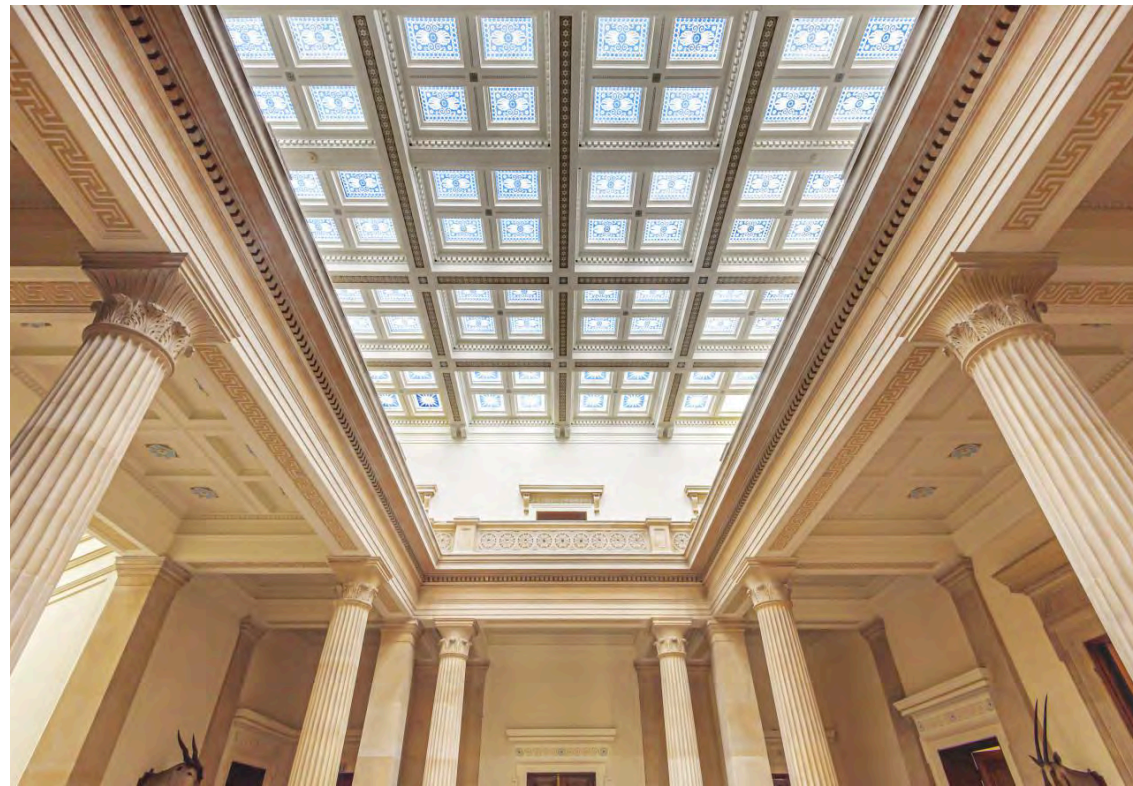
The property boasts 9 acres of communal grounds, meticulously maintained under the service charge. Residents have access to an array of communal formal rooms, including the Dining Room, Drawing Room, Morning Room, Library and a Catering Kitchen. Beyond the communal rooms, residents have exclusive access 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 by separate negotiation.

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.



Location

Whitbourne Hall is set in an idyllic countryside location on the Worcestershire–Herefordshire border. Surrounded by scenic walking trails, including routes to Brockhampton Manor, Bromyard Downs and Bringsty Common, the area is ideal for those who enjoy the outdoors. The nearby village of Whitbourne offers a welcoming community with a local pub, while Bromyard provides further amenities, including independent shops, cafés and restaurants.

For commuters, the A44 provides easy access to Worcester and Leominster, with train connections to Birmingham and London available from Worcester. Families benefit from well-regarded schools, including Whitbourne CE Primary School and Queen Elizabeth Humanities College.

Services

The property benefits from mains water and electricity, LPG gas heating, two modern eco heaters and a communal private Victorian drainage and sewage system.

Council Tax

The Council Tax for this property is Band A

Agent Note

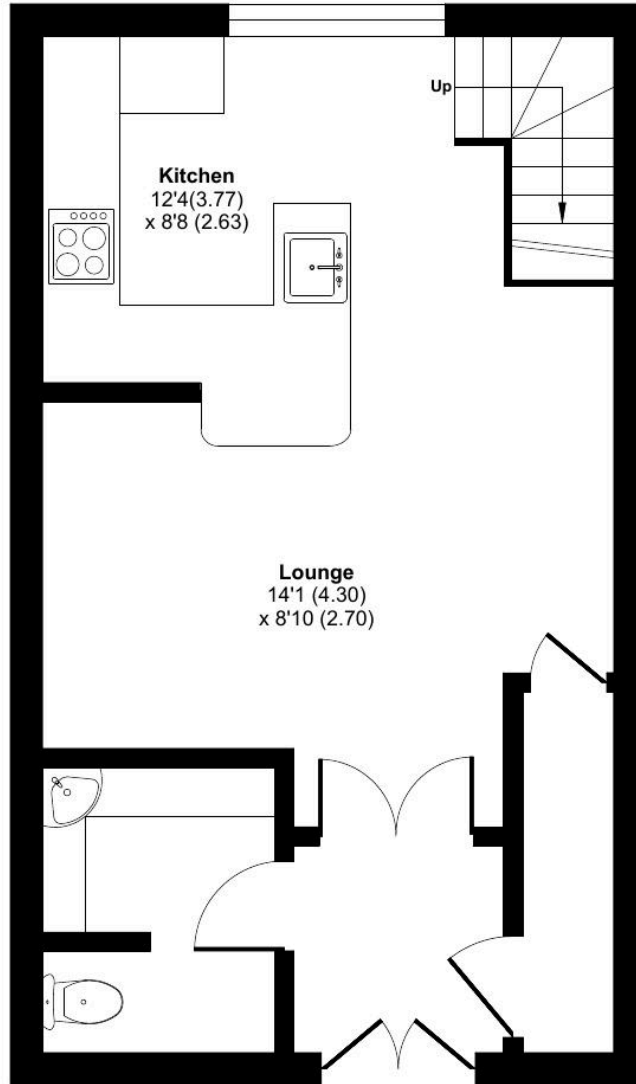
All light fittings, switches, carpets, shutters and blinds are included in the sale.



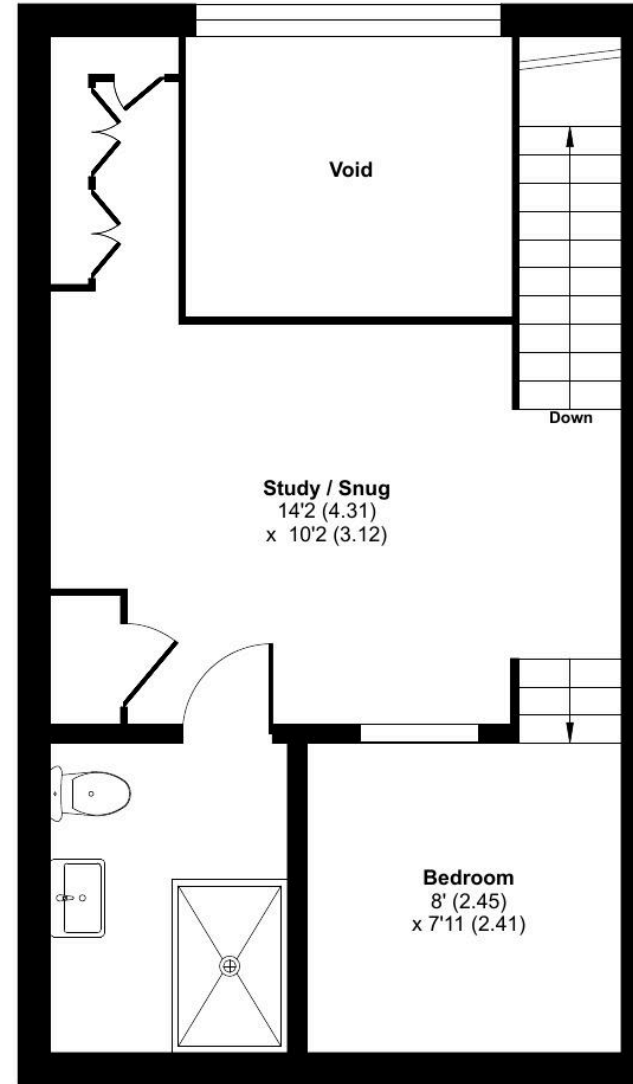
Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 695 sq ft / 64.5 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1284954



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com