



## Flat 5, Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant



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**4 Bedrooms    2 Bathrooms    2 Reception Rooms**

A spacious four-bedroom home within a magnificent Grade II\* listed country house, with a large open plan kitchen, communal grand rooms and spectacular countryside.

- Elegant four-bedroom home arranged across three floors in a grand country house setting.
- Striking period architecture, generous living room and extensive open plan kitchen/diner.
- A private kitchen garden plot and access to communal manicured gardens and grand rooms.
- Parking available and garaging available by separate negotiation.
- Located on the Herefordshire-Worcestershire border with excellent road access.

A substantial and beautifully arranged four-bedroom apartment forming part of the iconic Whitbourne Hall, a Grade II\* listed neo-Palladian country estate set amidst glorious countryside. Spanning three floors, this elegant home enjoys exceptional natural light. The accommodation includes a welcoming entrance hallway, a large open-plan kitchen/dining room with central island, characterful living room with fireplace and a ground-floor utility and cloakroom. On the first floor, there are three bedrooms and two bathrooms, one of which is en suite, with the fourth bedroom positioned on the top floor. Residents benefit from access to the hall's communal rooms, with private events permitted by arrangement. Further features include extensive gardens of around nine acres, including a private kitchen garden plot. There is ample parking and garaging is available by separate negotiation.

**Leasehold with a share of the freehold**

**1695 sq ft (157.4 sq m)**

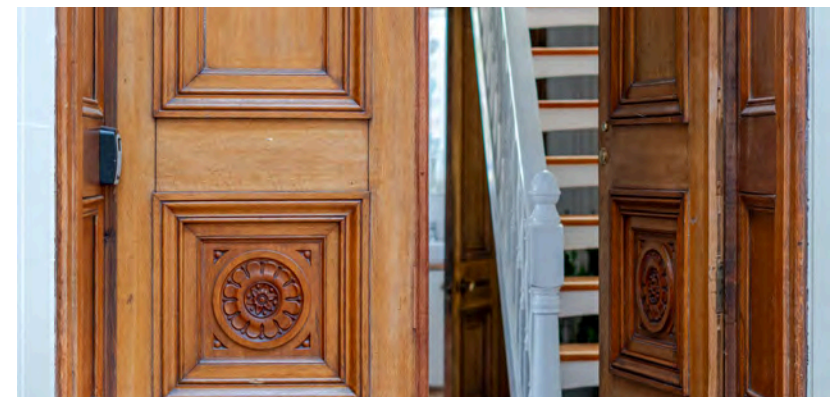






## The entrance hall

Accessed through an impressive private front door, the entrance hall provides a welcoming arrival point, connecting to the main living areas. To one side is a useful utility/cloakroom and to the other is access to both the living room and kitchen/diner.







## The kitchen area

The kitchen is well appointed with a wide range of cabinetry, timber-effect worktops and a central island unit offering storage and breakfast seating. The space features a range cooker, sink and under-counter space for appliances. Tall ceilings and an open layout make the space ideal for both daily life and entertaining.







## The dining area

Positioned in a raised bay beside the tall sash window, the dining space enjoys lovely garden views and an abundance of natural light. There is ample space for a large table and side furniture, with original wood flooring and the added character of the high ceilings.







## The living room

A generously sized living room, this elegant space centres around a traditional fireplace with tiled hearth and wood burning stove. The full-height sash window frames views over the ornamental gardens, while neutral walls and carpet provide a calm, welcoming atmosphere. A beautiful space for relaxing or entertaining.







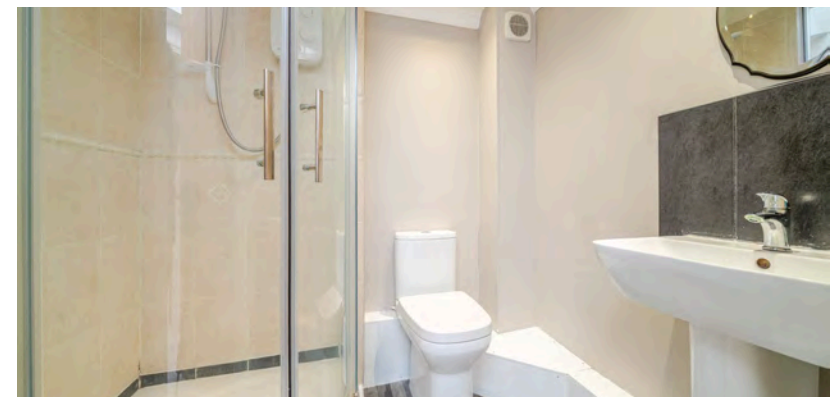
## The cloakroom and utility

The utility and cloakroom are combined into one spacious and practical area. There is a WC, basin with vanity unit, plumbing for laundry appliances and housing for the Worcester Bosch boiler and heating system.



## The primary bedroom and en suite

A spacious and airy double room featuring three full height glazed windows with views over the gardens. This room overlooks the dining room below and has access to an en suite shower room. The en suite is equipped with a curved glass shower cubicle, WC and pedestal basin, finished in light tiling with neutral walls and spot lighting. A well-proportioned and practical en suite space.







## The second bedroom

Another well-sized double room, the second bedroom has a mezzanine looking over the living room and full-height fitted wardrobes. It enjoys a peaceful setting with views over the communal grounds.





## The third bedroom

Located on the second floor, the third bedroom features a vaulted ceiling, exposed trusses and a large skylight bringing in excellent light. There is ample space for a large double bed and a variety of furniture arrangements, with a recessed storage area set behind timber beams. Access is via a private staircase, though prospective buyers should note that a structural beam runs diagonally across the entry point, which may be restrictive when entering the room.





## The fourth bedroom

Located off the first-floor landing, the fourth bedroom includes useful storage and is ideal as a study, nursery or guest room.





## The bathroom

The family bathroom is well equipped with both a bath and a separate walk-in shower enclosure. Finished with partial tongue-and-groove wall panelling, a pedestal basin and WC complete the room.





## The private kitchen garden plot

The private kitchen garden plot is a rare and valuable feature of this home. It offers personal use of an individual area within the walled Victorian kitchen garden, ideal for growing produce, flowers or simply enjoying a peaceful escape. This space complements the wider communal grounds and reinforces the lifestyle appeal of this unique country estate setting. For buyers seeking a combination of heritage, independence and a connection to nature, this is a notable advantage.





## 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, 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 2025. 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.

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 Brockhampton Primary School and Queen Elizabeth Humanities College.

## Services

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

## Council Tax

The Council Tax for this property is Band D







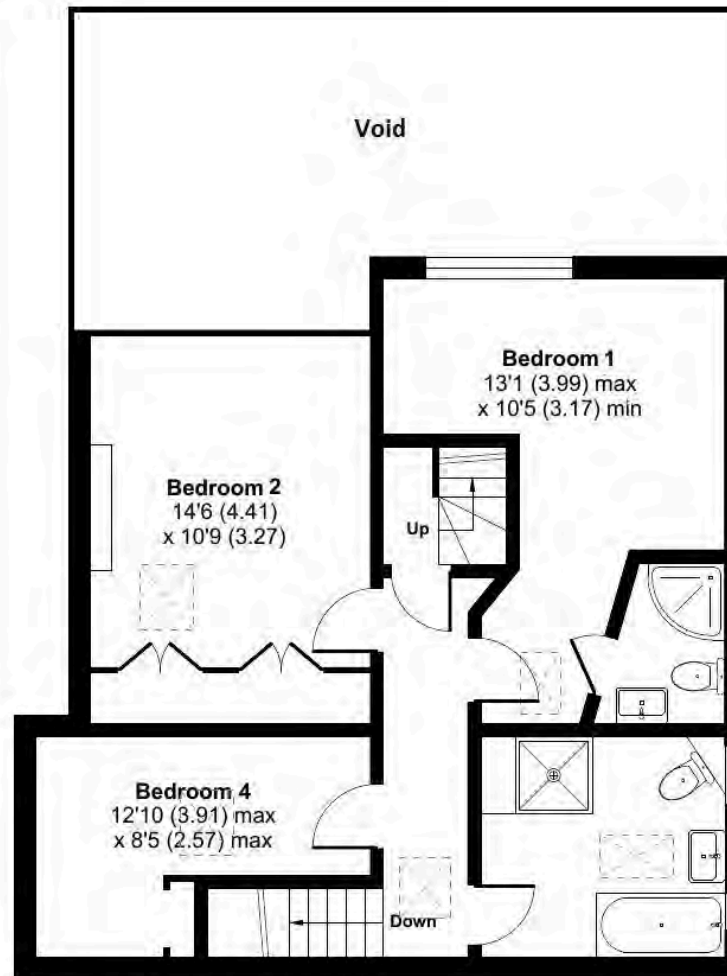
# Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 1695 sq ft / 157.4 sq m

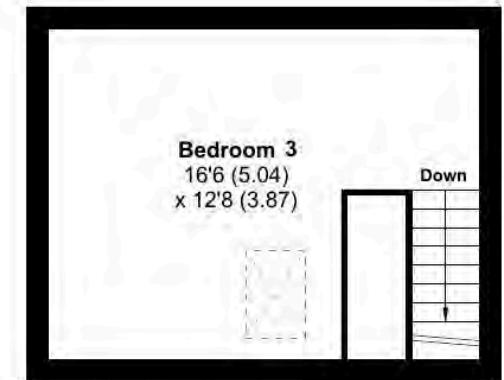
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GROUND FLOOR



FIRST FLOOR



SECOND 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: 1310053



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Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)