



The Billiard Room

Whitbourne, WR6 5SE

Andrew Grant

The Billiard Room

4, Whitbourne Hall, Whitbourne, WR6 5SE

3 Bedrooms 1 Bathroom 1 Reception Room

A striking apartment set within a magnificent Grade II* listed country house offering elegance, space and stunning views across formal gardens and rolling countryside.

- A beautifully presented three-bedroom apartment within a historic country mansion.
- Exceptionally high ceilings and vast sash windows flooding the property with natural light.
- Modern, fully equipped kitchen with generous storage and sleek integrated appliances.
- Spectacular landscaped communal grounds including a formal Italianate garden, terrace and expansive lawns.
- Spacious garage plus allocated parking. Additionally, visitor spaces are available onsite.

Set within the Grade II* listed Whitbourne Hall, this three-bedroom apartment combines period elegance with modern convenience. High ceilings and tall sash windows fill the living spaces with light, while the sleek kitchen flows into a dining area and bright living room. Well-proportioned bedrooms, a stylish bathroom and a cloakroom complete the layout.

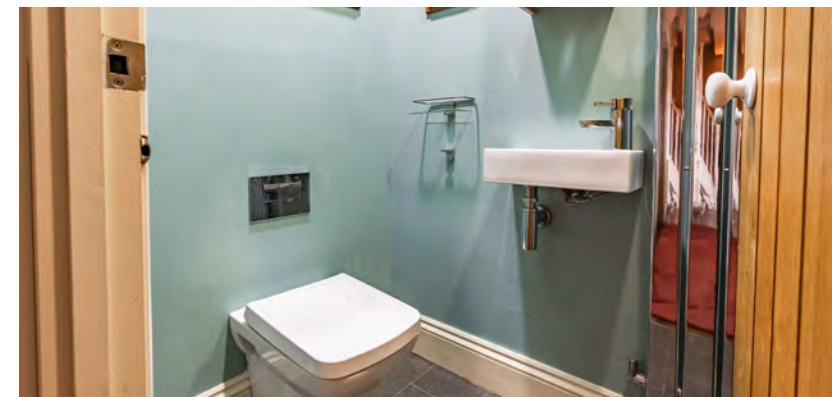
1260 sq ft (117 sq m)





The entrance hallway

The entrance hallway provides a welcoming space with high ceilings and traditional cornicing, setting the tone for the apartment's blend of character and comfort. The cloakroom is conveniently located off the hallway and features a modern WC, compact washbasin and heated towel rail – ideal for guests and everyday use. There is also a built in washing machine with tumble dryer over, a Belfast sink with pull out spray tap and a second freezer.





The living room

The spacious living room is filled with natural light from large sash windows that offer far-reaching garden views. The windows are fitted with remotely operated electric blinds. Elegant period features combine with a practical layout, making this an ideal setting for relaxing or hosting. A soft, neutral palette and generous proportions ensure a warm and comfortable ambience throughout.







The kitchen

Sleek and modern, the kitchen is thoughtfully designed with high-gloss cabinetry, integrated appliances and contrasting work surfaces. A gas hob with extractor, built-in ovens and twin dishwasher drawers offer convenience and style, while large units ensure ample storage. The neutral tones and under-cabinet lighting create a bright and contemporary cooking environment.





The dining area

Set beneath elegant chandeliers and positioned beside tall sash windows, the dining area offers a refined yet inviting atmosphere. Space for a dining table that easily accommodates six, making it ideal for entertaining while enjoying garden views. This area seamlessly connects the kitchen and living space, enhancing the open-plan layout.





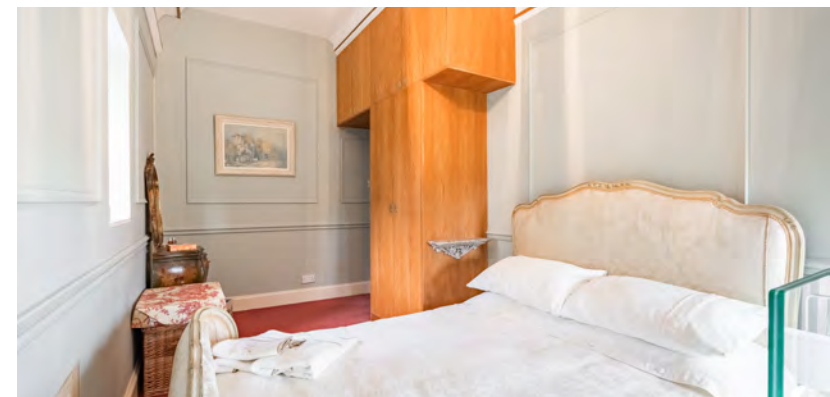
Bedroom one

The principal bedroom is generous in size, with a large window overlooking the gardens and countryside. Intricate plasterwork and high ceilings add grandeur, while built-in wardrobes offer extensive storage. This calm and airy room provides a private retreat with plenty of space for a king-sized bed and additional furnishings.



Bedroom two

The second bedroom continues the elegant theme, benefitting from period detailing and excellent natural light. It features a fitted wardrobe and tranquil garden outlook, creating a serene and versatile space that functions well as a guest room or additional double bedroom.





Bedroom three/ study

Ideal as a study or third bedroom, this space features built-in storage and a bright outlook. Perfect for remote working, hobbies or accommodating overnight guests, it offers flexibility and practicality while retaining the classic charm of the property's architecture.





The bathroom

Beautifully finished with contemporary panels in a textured check pattern, the bathroom includes a deep bath with rainfall shower, WC and a stylish countertop basin. Recessed lighting and a large mirrored wall add a sense of luxury, while glass shelving provides practical storage for toiletries.





The grounds

The property boasts 9 acres of meticulously maintained communal grounds. They include a manicured formal Italianate garden, terrace and expansive lawns. Mature trees and colourful borders provide privacy and beauty throughout the seasons and offer a rare opportunity to enjoy country estate living in a manageable setting.



Communal areas

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.



The garage/workshop

This spacious garage and workshop offers an ideal space for car enthusiasts, hobbyists or those needing extensive storage. Set within a sturdy metal exterior with double opening doors, the interior is well-organised with extensive shelving and workbenches. The garage comfortably accommodates a vehicle with ample room to work around it. Natural light is filtered through translucent roof panels, supplemented by overhead strip lighting for all-weather use.



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 and a communal private Victorian drainage and sewage system.

Lease information

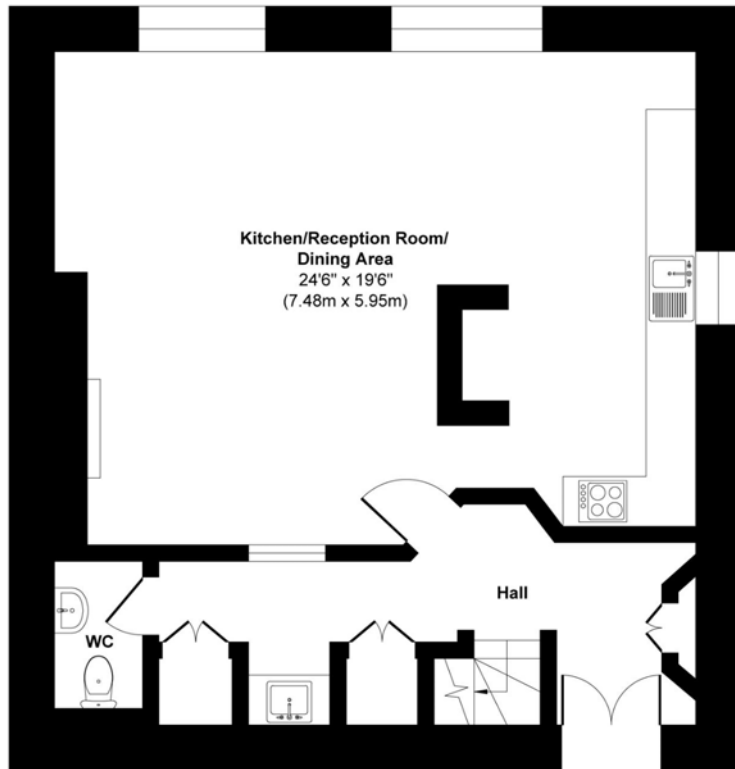
The original lease, established in 1980, spans an impressive 999-year term with 954 years remaining on the lease. Residents are subject to a monthly service charge of £289.00, encompassing building insurance, the cleaning and maintenance of communal areas and the upkeep of the grounds, with all figures being accurate as of 2025. Additionally, an annual ground rent of £11.00 is applicable.

Council Tax

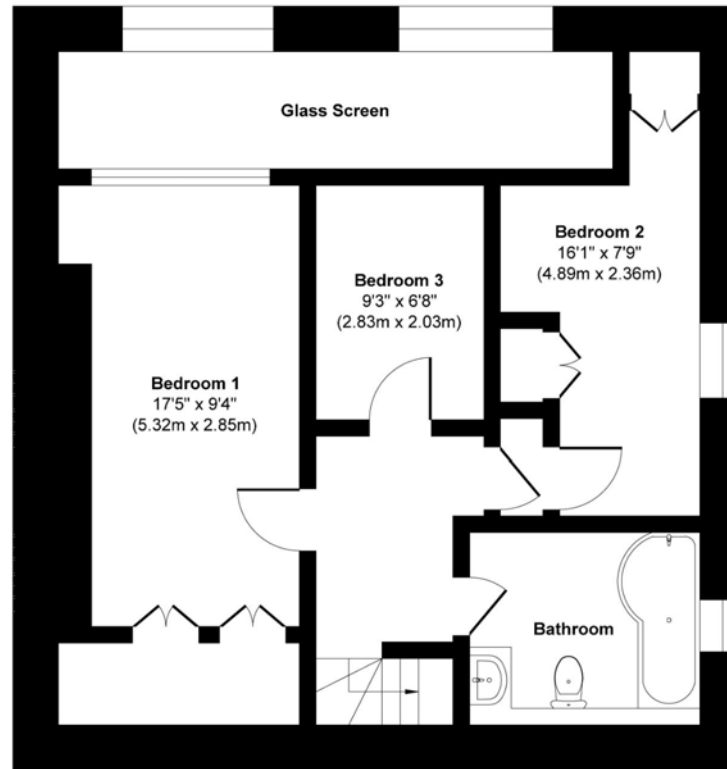
The Council Tax for this property is Band C



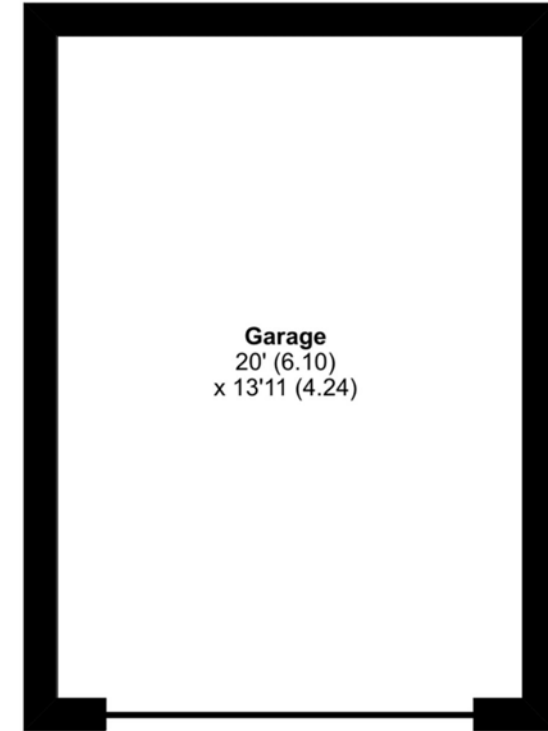
Flat 4, Whitbourne Hall, Whitbourne, WR6



Ground Floor
Approximate Floor Area
630 sq. ft
(58.50 sq. m)



First Floor
Approximate Floor Area
630 sq. ft
(58.50 sq. m)



Garage
20' (6.10)
x 13'11 (4.24)

Approx. Gross Internal Floor Area 1260 sq. ft / 117.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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