



Poswick Lodge
Whitbourne
Worcestershire

G HERBERT
BANKS

Poswick Lodge Whitbourne Worcestershire, WR6 5SS

Herefordshire/Worcestershire Borders.

A handsome listed period house in a beautiful position. Presently sub-divided into three dwellings.

**The Lodge; Reception Hall, Drawing Room, Dining Room, Kitchen. Cellar.
Four Bedrooms, Bathroom.**

**The Dairy; Hall, Large Sitting Room, Dining Room, Kitchen, Utility Room.
Three Bedrooms, En-suite Shower Room, Bathroom.**

**The Cottage; Living Room, Kitchen.
Bedroom, Bathroom.**

In All About 5589 sq.ft.

**Driveway and Parking, Mature Gardens,
Outbuildings. In All About 1.75 Acres.**

Situation

Poswick Lodge is situated towards the end of a no-through country lane amidst glorious unspoilt countryside. It commands wonderful southerly views over the surrounding valley and Whitbourne Estate.

This is a very attractive area on the Herefordshire/Worcestershire borders. The house lies just outside the delightful village of Whitbourne. The village provides some local amenities including a public house, active village hall, church and community owned village shop. The very popular Green Cow Restaurant forming part of the luxury Crumplebury Farm Complex is a short distance away. The Michelin Starred Pensons Restaurant at Stoke Bliss is very accessible.

More comprehensive amenities are available in the nearby historic market town of Bromyard which is about 5 miles distant. This includes junior and senior schools, a range of

independent shops and restaurants, a leisure complex and doctor's surgery. There is also a doctor's surgery, master butchers and the renowned Talbot Hotel nearby at Knightwick.

The cathedral city of Worcester is just over 10 miles distant. This provides a range of public and preparatory schools and the M5 motorway junctions, 6 and 7 to the north and south of the city.

The much-regarded preparatory school, Abberley Hall and the Malvern private schools are very accessible.

Worcester has a direct rail link to London Paddington and Birmingham. In addition, there is the recently opened Worcester Parkway rail station near Norton, south of Worcester.

The undulating countryside surrounding Poswick Lodge provides opportunities for walking and many country pursuits.

Description

Poswick Lodge is a special Grade II Listed country house in a prominent position. Despite its peaceful setting, it is not isolated forming part of a small cluster of period houses.

A local history book of Whitbourne refers to Poswick Lodge as a large mediaeval house with several later additions. It comments that the oldest part is of cruck construction and has various extensions including the façade which is dated around 1700. Most if not all of the building was the work of the influential Whitbourne family, Huck family. The present owner purchased the property off the Whitbourne Hall Estate.

The house has been refurbished by the present owner over the period of the last 18 years. Importantly, the property has retained some outstanding period features including a marble fireplace, three inglenook fireplaces, a variety of exposed timbers and floorboards and some fine moulded cornicing. The generous and versatile accommodation is ideal for those with a large extended family and house has some fine, well-proportioned rooms, particularly in the central section of the property.

Outside

Poswick Lodge has a gated approach over which a neighbouring barn conversion has a right of access. This

leads to the private driveway to both the front and side of the property providing ample parking.

Gardens and Grounds

These principally lie to the front of the property and are mostly lawned. They include a small original ha-ha and a variety of trees and shrubs. There is a kitchen garden with greenhouse.

Adjoining the property is a high period brick wall and there is a range of partially open fronted brick stores with possible potential for conversion subject to the appropriate consents.

General Information

Services

Mains water and electricity. Private shared drainage. Oil fired central heating to The Lodge and The Dairy. Electric Heating to The Cottage.

Local Authority

Herefordshire Council Tel: 01432 260500

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale. Fitted carpets, curtains and light fittings are available by separate negotiation.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

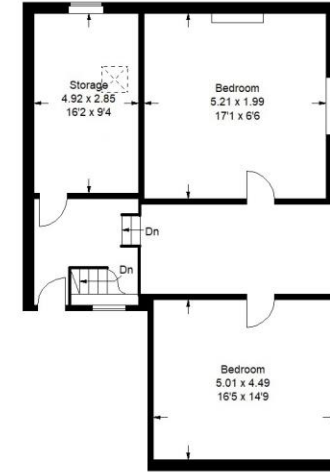
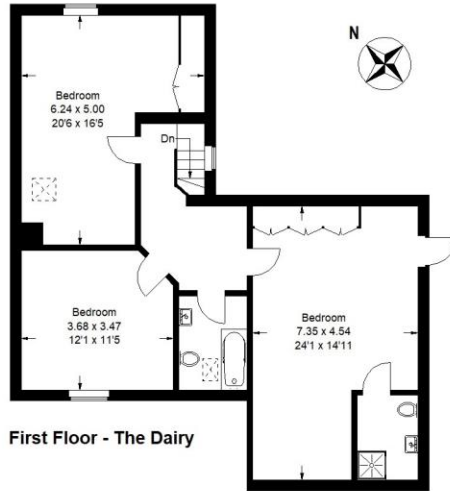
From Worcester take the A44 signposted to Bromyard and Leominster. Continue through the villages of Cotheridge, Broadwas on Teme and bypass the village of Knightwick. Take a right hand turn off this main road towards Whitbourne. Proceed for a short distance before taking the next left hand turn signposted to Tedstone Delamere and Tedstone Wafre. At the T-junction, take a left-hand turn and continue along this lane turning right at a sharp left-hand bend into a small approach roadway. The property will be seen ahead.



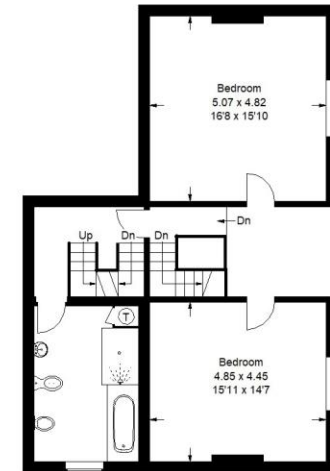
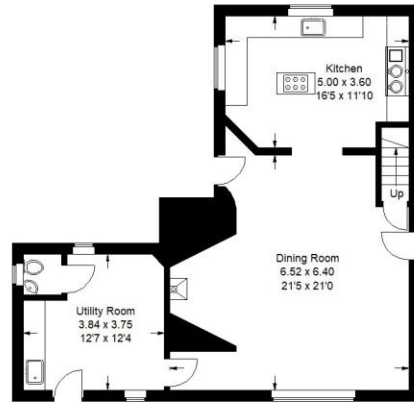


Poswick Lodge

Approximate Gross Internal Area
 The Dairy = 207.3 sq m / 2231 sq ft
 The Lodge = 248.9 sq m / 2679 sq ft
 The Granary = 63.1 sq m / 679 sq ft
 Total = 819.3 sq m / 5589 sq ft



Ground Floor - The Granary



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