



## Flat 1, Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant

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**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

Vendor to cover two years' service charge, exceeding £5,000: A characterful four-bedroom home set within the grand Whitbourne Hall estate, offering period charm, generous accommodation and access to nine acres of magnificent communal grounds.

- Spacious home within an historic Grade II\* listed country house.
- Elegant interiors offering versatile living spaces.
- Nine acres of beautifully maintained communal gardens.
- Residents parking and separate garage with power and a home-office conversion.
- Peaceful countryside location on the Worcestershire–Herefordshire border.

Forming part of the prestigious Whitbourne Hall estate, this distinctive four-bedroom residence combines period character with a peaceful rural setting. Arranged across four floors, the property offers generous and versatile accommodation, including a spacious kitchen and dining room, two comfortable reception areas and a practical utility cloakroom. The upper floors feature four well-proportioned bedrooms, including a principal suite with an en suite shower room, complemented by a modern family bathroom. Residents enjoy access to nine acres of beautifully landscaped communal grounds and leisure areas. There is access to residents parking and separate garage with power and a home-office conversion. This exceptional home blends the grace of heritage living with the tranquillity of the Worcestershire countryside.

1876 sq ft (174.2 sq m)





## The approach

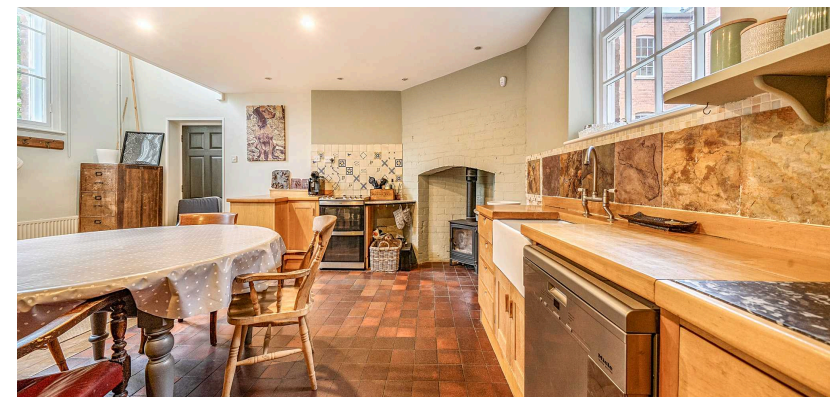
The home is accessed through the impressive formal courtyard of Whitbourne Hall, a setting that perfectly complements the building's historic grandeur. A gravelled driveway lined with mature planting leads to the arched entrance, framed by climbing greenery and classical stonework. The approach captures the character of this remarkable estate, combining the elegance of the Grade II\* listed architecture with the tranquillity of its landscaped surroundings.





## The kitchen and dining room

Positioned on the ground floor, the spacious kitchen and dining room offers a welcoming setting. Large sash windows allow natural light to flood the room, highlighting its traditional tiled flooring. The practical layout includes extensive timber cabinetry, a Belfast sink, a walk-in pantry and a feature brick fireplace housing a wood-burning stove. This sociable space comfortably accommodates a dining area and casual seating, creating a functional heart to the home.





## The snug

Located on the second floor, this inviting snug provides a comfortable and versatile space. A large sash window allows natural light to fill the room, the focal point is a wood-burning stove set within a brick fireplace framed by a timber mantel, creating an appealing feature. The thoughtful layout offers an ideal foundation for a future owner to introduce their own style, while the room's proportions make it well suited for both everyday relaxation and quiet retreat.





## The dayroom and utility

Occupying the first floor, the dayroom offers a bright and versatile space, large sash windows draw in an abundance of natural light, complementing the exposed brick feature wall. Its generous proportions make it ideal for informal relaxation or a secondary sitting area, with the split-level design enhancing the sense of openness. Also positioned on the first floor, the utility, fitted with a wash basin, WC and space for laundry appliances, provides a functional addition to the home.





## The landing

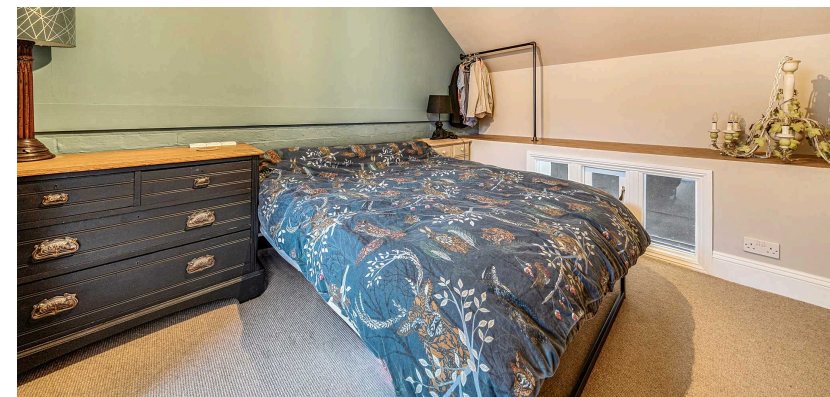
The staircases and landings form an attractive feature of the home, connecting the living spaces with character and light. Exposed timber beams and balustrades highlight the property's period charm, while multiple windows allow natural light to illuminate the passageways. The generous second-floor landing offers a pleasant transition space with views over the communal grounds, and the upper landing continues the sense of openness beneath the vaulted ceiling.





## The primary bedroom

Situated on the third floor, the principal bedroom offers a peaceful retreat with a bright and airy atmosphere. Twin Velux windows allow sunlight to cascade through the room, enhancing its sense of space beneath the sloped ceiling. The room benefits from built-in storage recesses and an adjoining en suite shower room adds convenience and privacy. Accessed through a charming half door, the room has some limited head height.





## The primary en suite

Adjoining the principal bedroom, the en suite shower room is filled with natural light from a large Velux window. The space features a walk-in shower, pedestal wash basin and WC, all set against white panelled walls that enhance the brightness of the room. A chrome heated towel rail and tiled flooring add practicality.



## The second bedroom

Found on the third floor, this well-proportioned double bedroom enjoys a bright and elevated aspect, enhanced by twin Velux windows that allow ample natural light to fill the space. The sloped ceiling and character detailing lend architectural interest, while the neutral palette contributes to a calm and restful feel. With generous floor space and built-in storage, this room presents flexibility for use as a comfortable guest or further family bedroom.



## The third bedroom

Positioned on the third floor, this charming bedroom benefits from sloped ceilings and character detailing that reflect the individuality of the property. A large Velux window introduces generous natural light, creating a bright and welcoming atmosphere. Built-in shelving and low-level storage enhance practicality, while the peaceful setting makes it an appealing retreat within the upper floors of the home.



## The fourth bedroom

Located on the second floor, this bright and spacious bedroom offers a comfortable setting with a pleasant outlook through a sash window. The room benefits from recently insulated exterior walls and flooring above the archway. With ample space for furniture, this versatile room is well suited for use as a double bedroom or study, its simple layout and neutral tones enhancing the sense of light and proportion.



## The family bathroom

Located on the second floor, the family bathroom is well proportioned and finished with a contemporary layout. A large sash window fills the room with natural light, complementing the modern suite that includes a freestanding bath, corner shower, pedestal wash basin and WC. The combination of white tiled walls and wood-effect tiled flooring creates a practical and inviting space.



## Parking

Residents parking is available for two cars and a separate garage with power, currently utilised as a home office, providing a versatile space that complements the property's flexible living arrangements.



## Lease Information

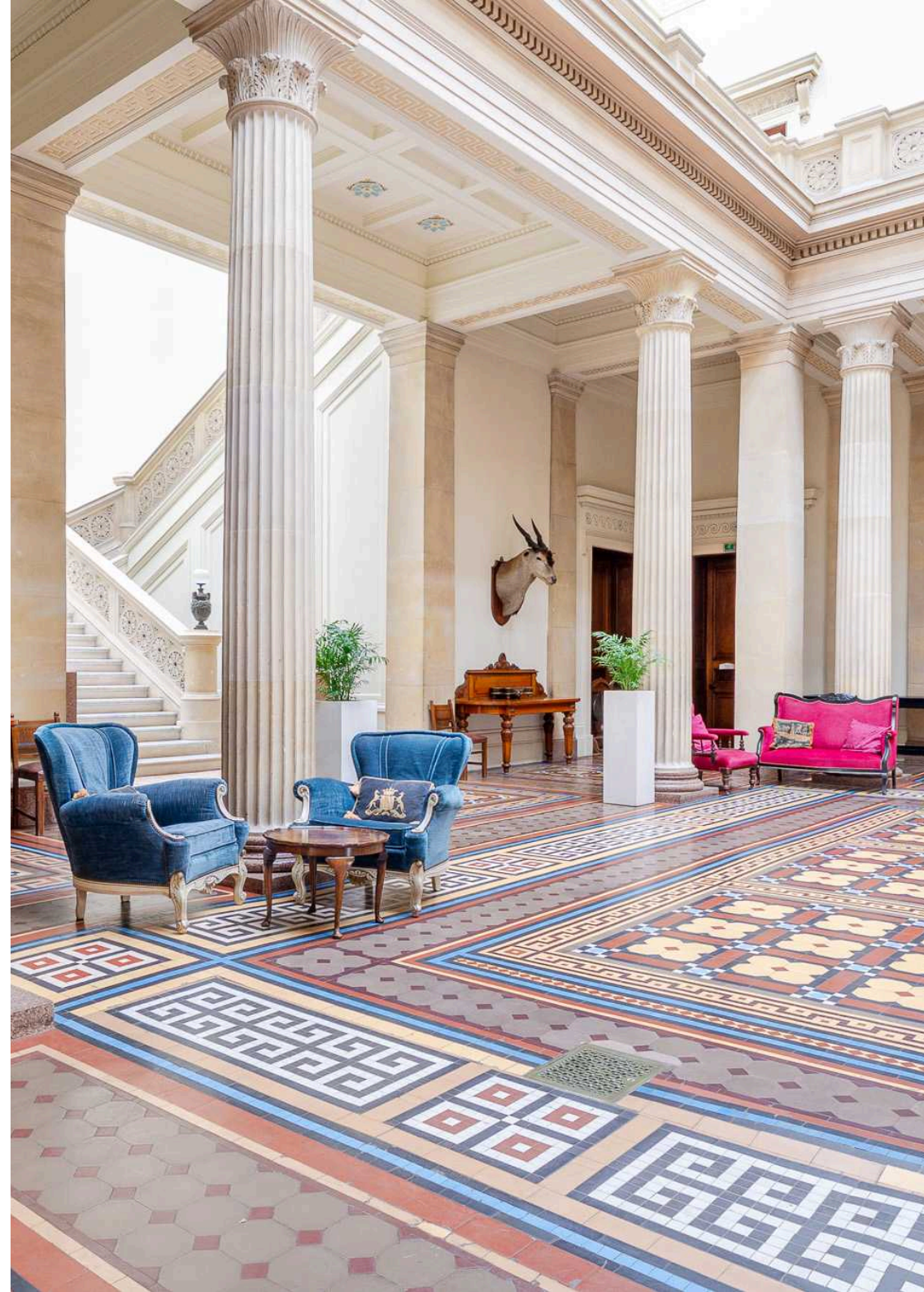
The property includes ownership of a 1/23 share of the freehold. The original lease, established in 1980, spans an impressive 999-year term with 953 years remaining on the lease. Residents are subject to a monthly service charge of £233.50, encompassing the cleaning and maintenance of communal areas and the upkeep of the grounds. Building insurance is £76.50, 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.

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.

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.



## Services

The property benefits from mains water and electricity, LPG central-heating provided by a modern LPG boiler, installed approximately three years ago and a communal private Victorian drainage and sewage system. The home also has access to high-speed fibre-optic broadband, providing excellent connectivity for remote working or modern living needs.

**Broadband Speed:** Superfast broadband available. Download speeds up to 54 Mbps and upload speeds up to 10 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from 2, Three, EE and Vodafone (source: Ofcom checker).

**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

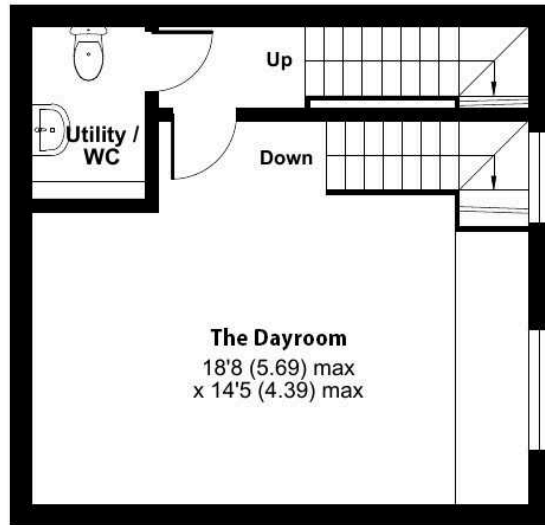
The Council Tax for this property is Band C



# Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 1876 sq ft / 174.2 sq m

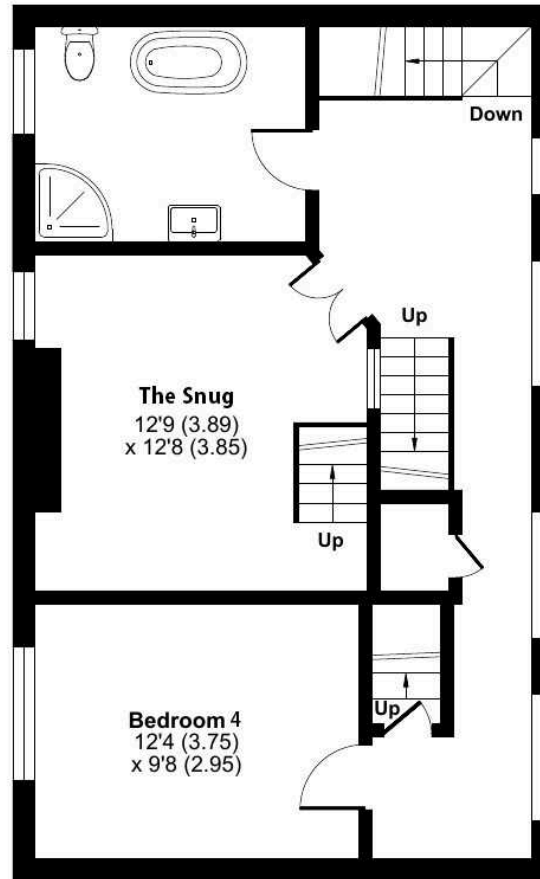
For identification only - Not to scale



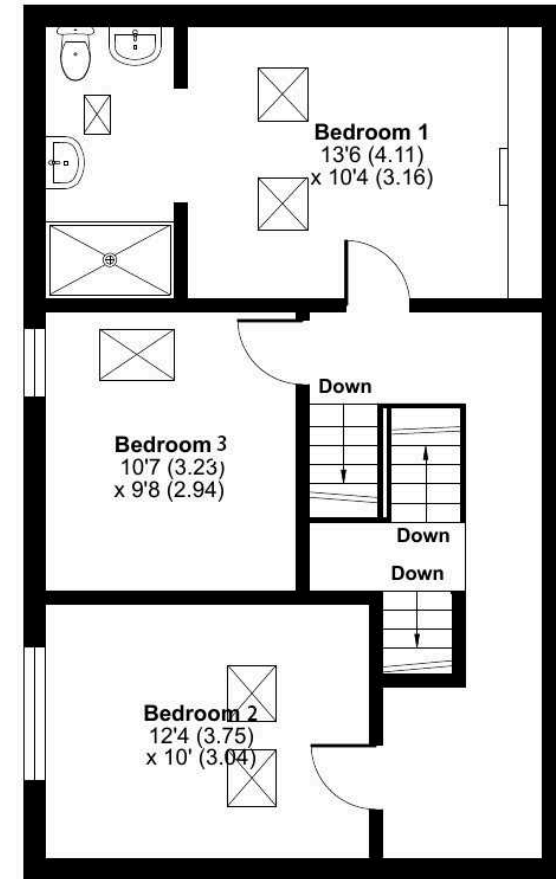
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



THIRD 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: 1360959



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