



Falling Water
Linley Green | Whitbourne | Worcester | Worcestershire | WR6 5RG

 FINE & COUNTRY

FALLING WATER

Discover a truly exceptional contemporary home, set in a serene rural setting behind a private gated entrance, with nearly 4 acres of landscaped gardens, level paddocks, stables, and a tennis court.



Introduction Summary

Bathed in natural light, the spacious, predominantly single-storey living flows effortlessly into the gardens and has been finished to an exceptional standard throughout. Falling Water has six double bedrooms, elegant terraces, sweeping lawns. It's equidistant between Hereford and Worcester with superb access to local towns and villages such as Ludlow, Malvern and Ledbury, whilst Bromyard is on its doorstep. The M5 is close by, as is Worcester Parkway with its regular service direct to London Paddington. Nearby Leominster station has direct routes to Manchester and Cardiff; Birmingham is an hour away by car or train. This is a rare opportunity to enjoy contemporary country living at its finest!

Property Description

Ground Floor: Walking through the front door of Falling Water, you are welcomed into a lobby complete with feature wall and bespoke oak storage for shoes and boots with access to a guest WC, which then flows through to the entrance hallway. From here, two elegant archways offer an inviting glimpse of the impressive kitchen beyond, setting the tone for the wonderful open-plan living space that forms the heart of the home.

To the left is a spacious living room with a log burner and enjoying a dual-aspect outlook, with large sliding glass doors opening onto a private slate patio area with its own Weinor electrically operated canopy. Directly ahead of the entrance hallway is the open-plan kitchen, dining and sitting area. The contemporary kitchen is beautifully appointed with a central island and breakfast bar, complemented by high-specification integrated Neff appliances, including a double oven, integrated coffee machine and warming drawer, together with a full height integral fridge and freezer. There is also a really useful walk-in pantry.

This space flows seamlessly into the dining area, which is enhanced by a floor-to-ceiling window and benefits from double doors leading back into the living room. On the opposite side, open archways connect through to the sitting/family room. The impressive sitting/family room features attractive stone flooring, an open fire and two sets of large bi-fold doors opening onto the patio, creating a superb space for entertaining and indoor-outdoor living. Another Weinor electrically operated canopy complete with lights, ensure alfresco dining whatever the weather. A separate utility room provides additional storage with a double sized airing cupboard, together with space for a washing machine and tumble dryer and under the counter fridge and freezer and includes a door leading outside.

To the right-hand side of the property are six bedrooms, a family bathroom and two of the bedrooms benefit from ensuite facilities. The impressive principal suite features a shower room and dressing area with double doors leading onto a private patio. From here stairs rise to the bedroom area, complete with a Juliet balcony showcasing beautiful countryside views. This main bedroom also benefits from a Bosch AA rated mini heat pump that provides additional heating or air conditioning. There is a bespoke dressing room with numerous wardrobes, cupboards with internal oak fittings and lighting, together with a dressing table with Hollywood lighting and a Dekton top.

One of many features of this property is the amount of storage available. Three of the bedrooms have in-built wardrobes, whilst there are an additional two separate built-in wardrobes in the hall, plus an understairs cupboard for hoovers and other household essentials. There is even additional eaves storage in the main bedroom suite.









SELLER INSIGHT

“ Having lived here for over 25 years, the owners were initially drawn to this home for the lifestyle it offers - for their family of three children and a large collection of animals, including horses, cats, dogs, rabbits, ducks, and chickens. The combination of privacy, peace, and tranquility, alongside the ability to connect with the outdoors from virtually every room, proved irresistible.

The home's interior spaces are designed to balance sociable living with quiet retreats. Its layout allows effortless entertaining, while also providing secluded corners for solitude. One of the most treasured features is the main bedroom, where waking each morning to views of the surrounding land and horses creates a truly special start to the day. Over the years, the owners have made numerous thoughtful improvements, including the installation of solar panels and a Tesla Powerwall 3 battery, a new A-rated Worcester Bosch boiler, and a double A-rated Worcester Bosch mini heat pump providing additional heating and air conditioning to the main suite.

Outdoor living has been a central part of life here. The property has been thoughtfully divided into zones, accommodating gatherings of all sizes. Whether it's a casual afternoon on the tennis court, allowing children and dogs to roam freely, or a large-scale celebration - such as an after-wedding party for 60 guests complete with caterers, a band, and an ice-cream van - the grounds are perfectly suited for entertaining. For equestrian enthusiasts, the space easily meets the needs of horses and other animals, offering a seamless blend of function and enjoyment.

The small hamlet fosters a discreet but supportive community, offering peace and privacy while neighbours remain available when needed. The location is uniquely convenient; rural living without isolation, equidistant between Hereford and Worcester, with easy access to Malvern, Ledbury, Bromyard, and Birmingham just an hour away. Excellent transport links include Worcester Parkway for a two-hour journey to London and Leominster station for direct travel to Manchester in 2 hours. For recreation, Bringsty Common is within walking distance, and the National Trust's Brockhampton Estate is on the doorstep.

This home has provided a remarkable quality of life for the family and their menagerie. The owners hope that future residents will fully embrace all that the property has to offer, enjoying its exceptional balance of comfort, versatility, and connection to the beautiful countryside.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

Falling Water is approached via an impressive brick wall entrance and private electric iron gates, opening onto a driveway that leads to ample parking at the front of the property, complete with a turning circle. The property also benefits from a detached double garage with a WC and a full-length room above, currently used as a music room and for additional storage.

Set within circa 4 acres of gardens and paddocks, the grounds have been beautifully landscaped and thoughtfully designed to create a variety of distinct outdoor spaces. The rear garden was designed by a Chelsea Flower Show award winning designer and features a large wraparound slate patio with attractive water features, ideal for outdoor dining and relaxation. There is also a further private slate patio with a hot tub. As well as being visually stunning it is also extremely practical with numerous outdoor electrical sockets, dawn to dusk lighting and no fewer than three outdoor taps.

In addition, there are extensive lawned areas, a tennis court and a range of equestrian facilities including three stables and a tack room/hay barn. Additionally, there is a heated greenhouse and raised vegetable beds, together with separate pet enclosures, a muck heap and garden waste heap, both with gated access from the fields for ease of access. The two fields are sectioned by fencing to allow rotation for any horses, one to the property and one directly to the road via a gated access point. The entire plot enjoys spectacular views across the surrounding countryside, providing a wonderful sense of space and privacy.







LOCATION

Falling Water is situated in Linley Green, a charming rural hamlet in Worcestershire, close to Herefordshire. The surrounding towns and villages provide a wealth of local amenities including Whitbourne with a delightful village pub, The Live Inn, and a convenient village shop and Knightwick with the renowned Talbot. The historic market town of Bromyard (circa 3 miles) boasts a wide range of facilities, including traditional butchers and farm shops, petrol stations, independent retailers, cafés, pubs, and bars.

The Malvern Hills (11 miles) are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages.

The county town and cathedral city of Worcester, lying on the banks of the River Severn (15 miles east), provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground, rugby club and university.

The M5 motorway (J7 at south Worcester) provides for ready access to Birmingham (47 miles) and the surrounding industrial and commercial areas, as well as Birmingham International Airport (52 miles) and the M40. London (148 miles) is best accessed by the M40, via the M5/M42. The M5 south also provides for commuting to Cheltenham and its racecourse (39 miles), Gloucester and Bristol (76 miles).

Worcestershire Parkway Railway Station, situated to the east of Worcester, off J7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College and both The Kings Schools and Royal Grammar School closer by at Worcester. The Abberley Hall Preparatory School is only 7.8 miles away and in the maintained sector the Chantry Secondary School at Martley, one of the very best in Worcestershire, which is also only 6.7 miles away.

For days out and recreation, Falling Water is well placed for ready access to the North Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and the Malvern Hills, Hereford and Ludlow and the west coast of Wales, at Aberdovey. Bringsty Common is a stones throw away and the National Trust's Brockhampton estate is on its doorstep





Services, Utilities and Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Herefordshire

EPC: Rating B

Property Construction: Standard (brick and tile)

Electricity Supply: Mains and solar panels (owned outright)

Water Supply: Mains

Drainage and Sewerage: Private drainage via a sewage treatment plant

Heating: Oil-fired central heating (new boiler installed in Dec 25)

Broadband: FTTP full fibre ultrafast broadband connection available - we advise you to check with your provider

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Double garage and driveway parking for 6+ vehicles

Additional Information: EV charging point and Tesla Powerwall 3 (11kwh).

There is a security system in operation

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents

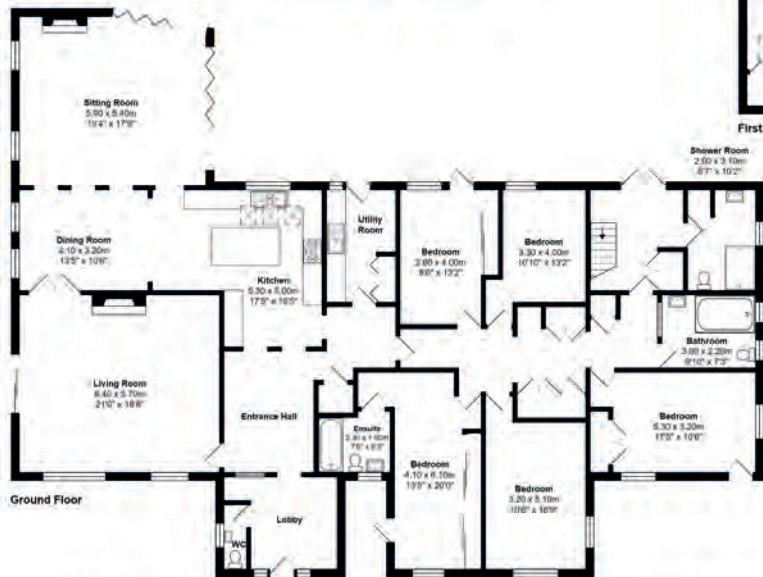
Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Falling Water, Linley Green, Whitbourne, WR6 5RG



Total Approx Area: 292.0 m² ... 3143 ft² (excluding eaves storage, double garage, wc, loft, stable, tack room)

All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 24.03.2026





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We value the little things that make a home

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FOUNDATION



VANESSA BRADFORD
BRANCH MANAGER

Fine & Country Droitwich Spa, Worcester and Malvern
T: 01905 678111 | M: 07967 046051
E: vanessa.bradford@fineandcountry.com



CATHERINE NEILSON
PARTNER AGENT

Fine & Country Droitwich Spa, Worcester and Malvern
T: 01905 678111 | M: 07729 801 143
E: catherine.neilson@fineandcountry.com

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Fine & Country Droitwich Spa, Worcester and Malvern
12 Victoria Square, Droitwich Spa, Worcestershire, WR9 8DS
01905 678111 | droitwich@fineandcountry.com

