



## Flat 8 Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant

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**3 Bedrooms   1 Bathroom   1 Reception Room**

A striking three bedroom apartment within Whitbourne Hall, offering breathtaking views, elegant period features and access to nine acres of communal grounds.

- Spacious three bedroom apartment within an historic Grade II\* listed country house.
- Large open plan kitchen, dining and living space with magnificent sash windows and views.
- Nine acres of well maintained communal gardens and grounds.
- Allocated parking for two vehicles.
- Prestigious Whitbourne Hall location surrounded by scenic Worcestershire countryside.

This exceptional apartment forms part of the prestigious Whitbourne Hall, a grand Grade II\* listed building set within beautiful Worcestershire countryside. The home offers generous accommodation arranged over three floors, with three well-proportioned bedrooms and a stylish shower room. The impressive open plan kitchen, dining and living space provides an inviting centrepiece with tall sash windows framing far-reaching views across the gardens and surrounding landscape. Each bedroom is thoughtfully arranged, with the second floor offering a bright double room. Residents benefit from the extensive communal grounds that extend to nine acres and communal rooms within Whitbourne Hall. Practical benefits include allocated parking for two vehicles. With its unique blend of space, elegance and convenience, this property is ideally suited to those seeking a special home in a distinguished setting.

**1339 sq ft (124.3 sq m)**





## The kitchen and dining area

The kitchen area combines striking cabinetry with marble work surfaces and matching upstands. A long peninsula provides extensive preparation space and creates an easy connection to the dining area. Tall units incorporate built in appliances and generous storage while fluted glass wall cupboards keep everyday items close to hand. Timber herringbone flooring continues throughout the room which adds warmth and a sense of continuity.



Positioned by the full height sash windows, the dining area is perfectly placed to enjoy the outlook across the gardens and the countryside beyond. There is comfortable room for a large table allowing everyday meals and more formal occasions with friends. The generous ceiling height enhances the feeling of volume and the classic architecture lends an elegant backdrop for memorable gatherings. This is an inviting setting that makes the most of the apartment's impressive views.





## The living area

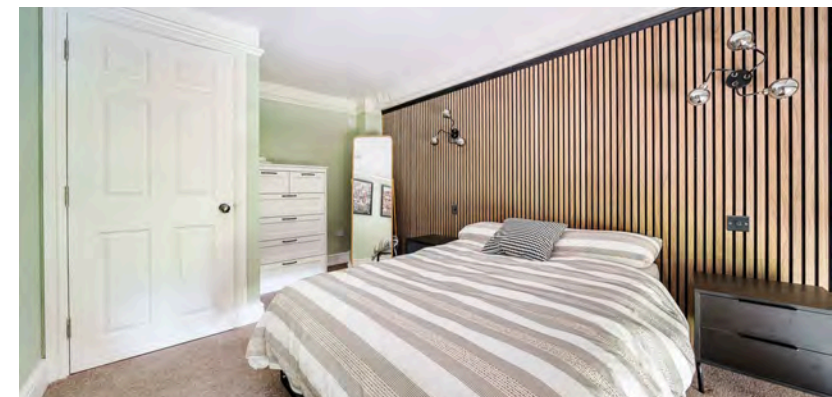
The living area sits opposite the dining space and is anchored by a traditional fireplace with a substantial surround and hearth. The arrangement offers plenty of room for a choice of seating layouts, whether quiet reading or relaxed evenings with family. The position within the open plan room allows easy interaction with both kitchen and dining areas which makes this an excellent space for entertaining as well as everyday relaxation.





## The primary bedroom

Situated on the first floor, the primary bedroom is a calm retreat with a glazed internal wall that draws light from the main reception below and offers uninterrupted views of the grounds. The arrangement creates a bright atmosphere and offers an attractive outlook towards the grounds. The room is well sized for a double bed with space for additional furniture and storage.





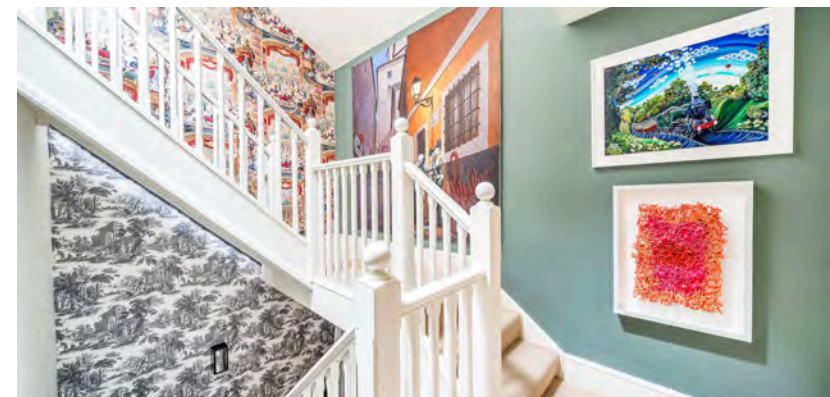
## The second bedroom

Also on the first floor, the second bedroom is a versatile room that can serve as a comfortable guest or further family bedroom. The glazed internal wall mirrors the primary bedroom and allows light from the sash windows to filter through, keeping the space bright through the day. Proportions are generous enough for a double bed if required and there is room for freestanding storage. This flexibility makes it easy to adapt the home to changing needs without compromise.



## The landing

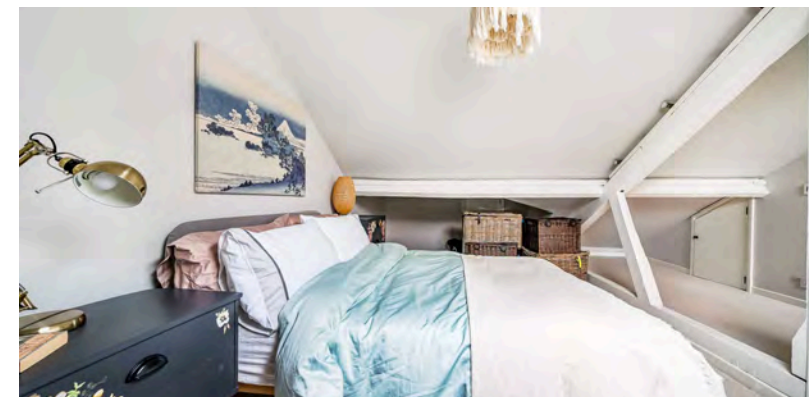
The landing is notably generous and introduces the top level of the apartment with real presence. Sloping ceilings add character while the size allows space for a desk or reading chair should a quiet corner be desired. From here there is direct access to the contemporary shower room and to bedroom three. It is a practical hub that enhances daily life and underlines the excellent proportions found throughout the home.





## The third bedroom

The top floor bedroom enjoys a private setting with a Velux window that frames treetop views and bring in abundant daylight. The room offers good floor area together with practical eaves storage behind discreet doors which helps keep the space uncluttered. Characterful rooflines provide interest while the overall feel is airy and welcoming.





## The shower room

Beautifully finished, the shower room features a large walk in enclosure with a rainfall head and a striking black framed screen. White herringbone tiling within the shower contrasts with large format tiles that continue across the floor and walls to create a crisp, modern look. A contemporary vanity unit provides storage beneath the basin and there is a heated towel rail for comfort. The layout is practical and the quality of the fittings gives the room a refined feel.



## The grounds

Whitbourne Hall is set within approximately nine acres of beautifully maintained communal gardens and grounds that provide a truly idyllic backdrop to daily life. Expansive lawns stretch out from the main house, interspersed with mature trees and established planting that create an atmosphere of peace and seclusion. Carefully designed beds and borders add seasonal colour while pathways invite exploration of the surrounding landscape.



The gardens also feature a traditional walled garden, offering opportunities for those with a passion for horticulture, as well as a practical wood store and additional cellar storage for residents' use. Every element is thoughtfully maintained, ensuring the grounds are both functional and picturesque. These extensive shared spaces deliver far more than just scenery; they provide a lifestyle. Whether enjoying a morning walk beneath the canopy of trees, relaxing on the lawns in the afternoon sun or cultivating plants within the walled garden, the setting combines historic grandeur with the tranquility of nature. Whitbourne Hall offers residents the privilege of living within a country estate environment while still enjoying the benefits of a private apartment.



## 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.





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.

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 B



# Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 1339 sq ft / 124.3 sq m (excludes void)

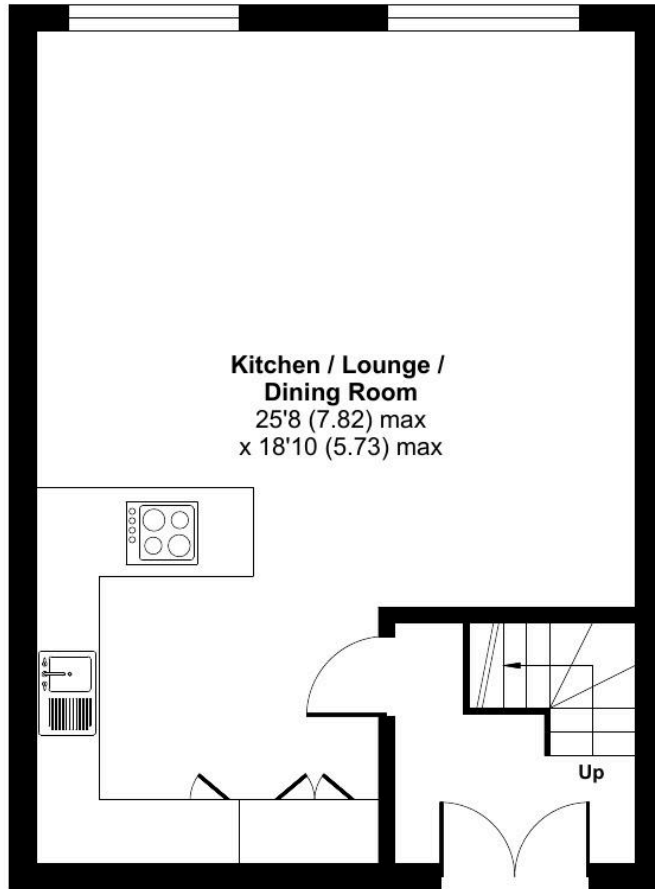
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Total = 1398 sq ft / 129.7 sq m

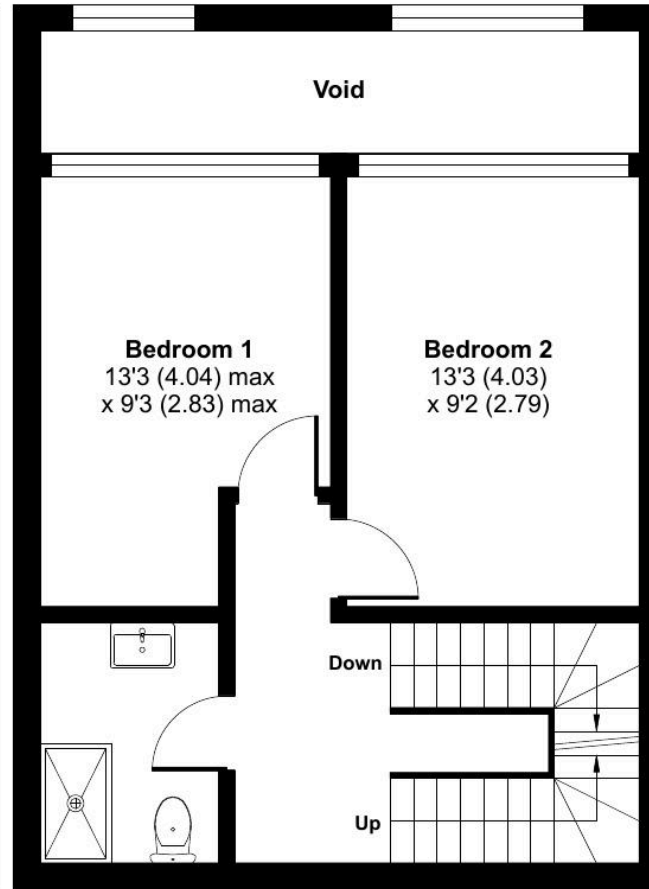
For identification only - Not to scale



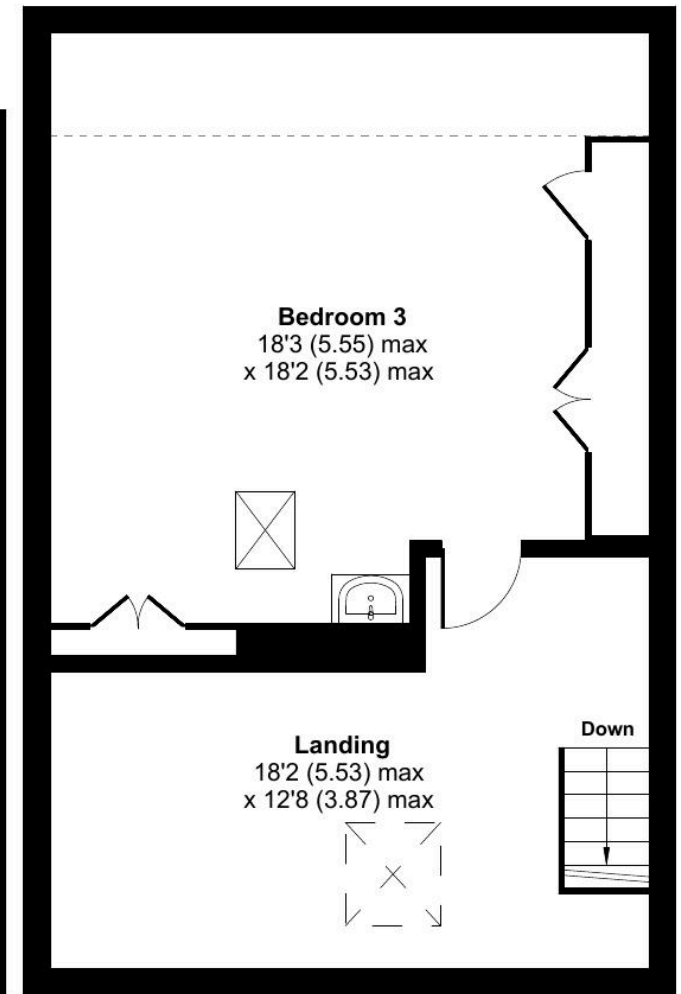
Denotes restricted head height



**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: 1342461



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