



## Flat 5, Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant

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**4 Bedrooms**   **2 Bathrooms**   **2 Reception Rooms**

A spacious four-bedroom home within a magnificent Grade II\* listed country house, with a large open plan kitchen, communal grand rooms and spectacular countryside.

- Elegant four-bedroom home arranged across three floors.
- Striking period architecture with modernised family living.
- A kitchen garden plot and access to communal manicured gardens and grand rooms.
- Two parking spaces available, with additional garaging by separate negotiation.
- Located on the Herefordshire-Worcestershire border with excellent road access.

A substantial and beautifully arranged apartment forming part of the iconic Whitbourne Hall, a Grade II\* listed neo-Palladian country estate set amidst glorious countryside. Spanning three floors, this elegant home enjoys exceptional natural light. The accommodation includes a welcoming entrance hallway, a large open-plan kitchen/dining room with central island, characterful living room with fireplace and a ground-floor utility and cloakroom. On the first floor, there are three bedrooms and two bathrooms, one of which is en suite, with the fourth bedroom positioned on the top floor.

Leasehold with a share of the freehold

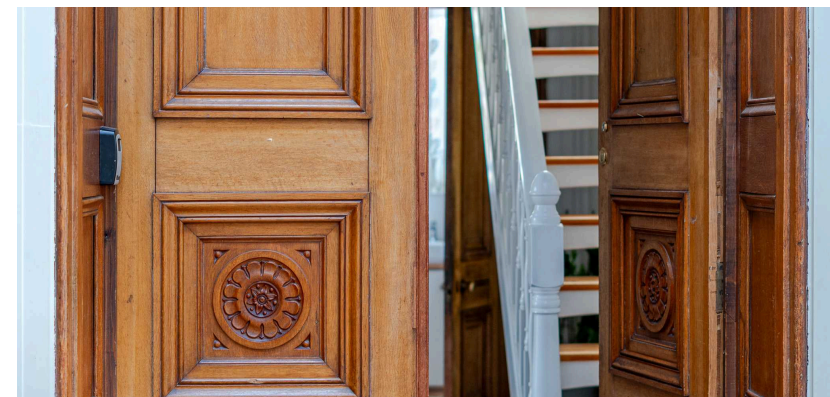
1695 sq ft (157.4 sq m)





## The entrance hall

Accessed through an impressive private front door, the entrance hall provides a welcoming arrival point, connecting to the main living areas. To one side is a useful utility/cloakroom and to the other is access to both the living room and kitchen/diner.





## The kitchen area

The kitchen is well appointed with a wide range of cabinetry, timber-effect worktops and a central island unit offering storage and breakfast seating. A sink and space for appliances complete the room, while tall ceilings and an open layout make the space ideal for both daily life and entertaining.





## The dining area

Positioned on a raised bay beside a tall sash window, the dining space enjoys lovely garden views and an abundance of natural light. There is ample space for a large table and side furniture, with wood flooring and the added character of the high ceilings.





## The living room

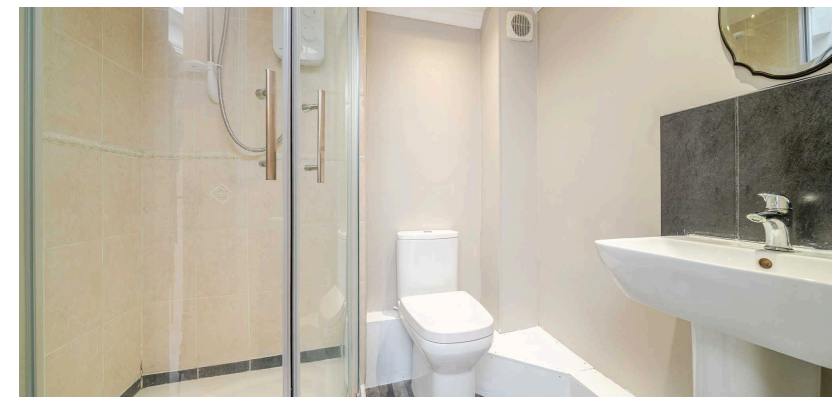
The generously sized living room is an elegant space, and centres around a traditional fireplace with tiled hearth and wood burning stove. The full-height sash window frames views over the ornamental gardens, while neutral walls and carpet provide a calm, welcoming atmosphere. A beautiful space for relaxing or entertaining.





## The primary bedroom and en suite

A spacious and airy double room featuring three full height glazed windows, drawing light from the kitchen and dining room below. The en suite is equipped with a curved glass shower cubicle, WC and pedestal basin, finished in light tiling with neutral walls and spot lighting. A well-proportioned and practical en suite space.





## The second bedroom

A well-sized double room, the second bedroom has a mezzanine looking over the living room and full-height fitted wardrobes. It enjoys a peaceful setting with views over the communal grounds.



## The third bedroom

Located on the second floor, the third bedroom features a vaulted ceiling, exposed trusses and a large skylight bringing in excellent light. There is ample space for a large double bed and a variety of furniture arrangements, with a recessed storage area set behind timber beams. Prospective buyers should note that a structural beam runs diagonally across the entry point, which may be restrictive when entering the room.



## The fourth bedroom

Located off the first-floor landing, the fourth bedroom includes useful storage and is ideal as a study, nursery or guest room.



## The bathroom

The family bathroom is well equipped with both a bath and a separate walk-in shower enclosure. Finished with partial tongue-and-groove wall panelling, a pedestal basin and WC complete the room.

## 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.

Garaging facilities are available by separate negotiation.

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 gas heating and a communal private Victorian drainage and sewage system.

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

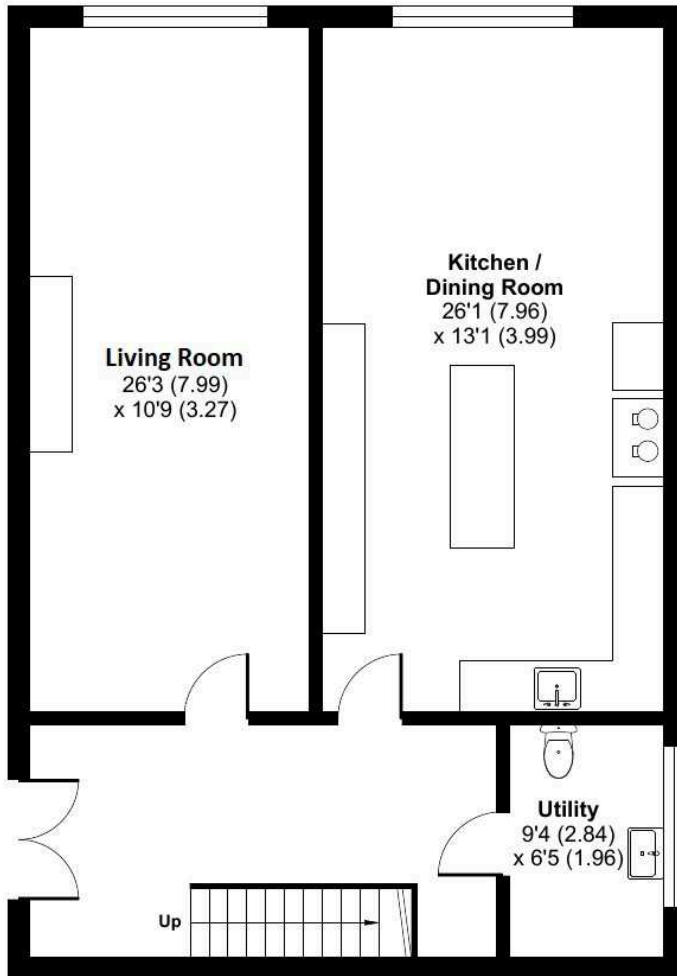
The Council Tax for this property is Band D



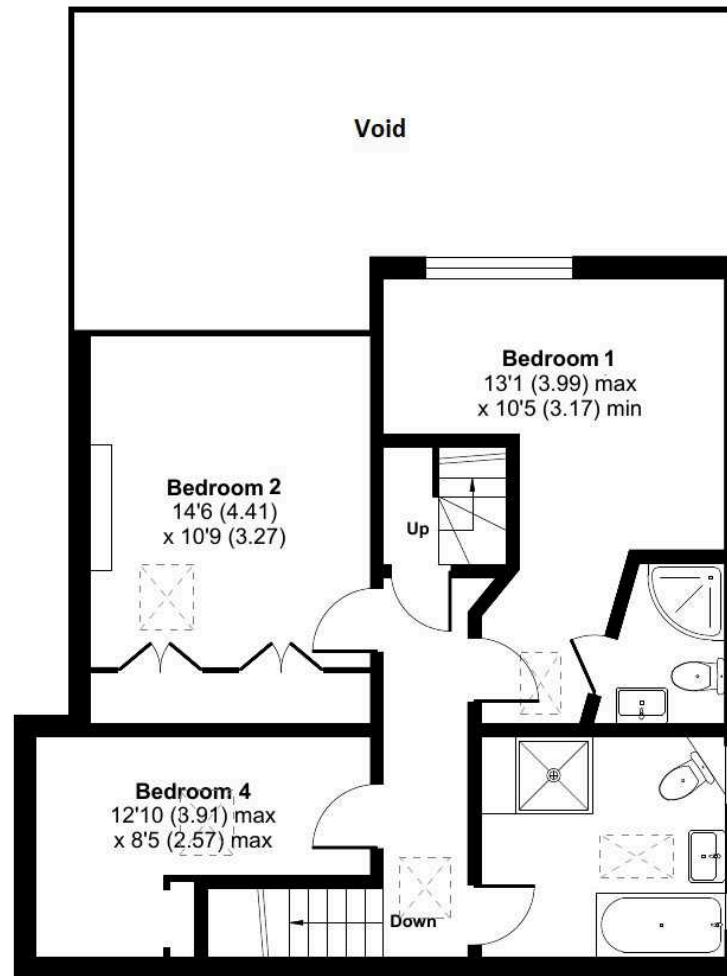
# Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 1695 sq ft / 157.4 sq m

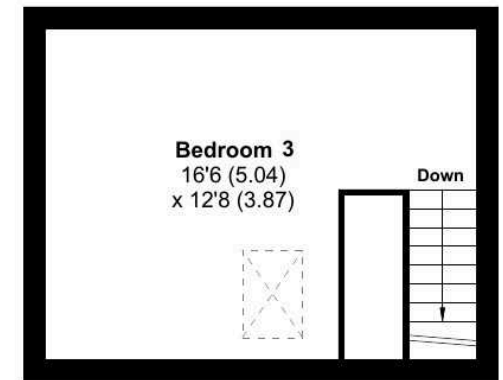
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**GROUND FLOOR**



**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: 1310053



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