



Rose Cottage, Badley Wood, Whitbourne

G HERBERT
BANKS

EST. 1898

Rose Cottage
Badley Wood
Whitbourne
Worcestershire
WR6 5SJ

A very charming, listed country cottage in a glorious setting. Detached Annex. Set on the beautiful unspoilt Badley Wood Common.

- Entrance porch, large sitting room, dining kitchen, utility room. Two double bedrooms, spacious bathroom.
- Annex with bedroom/living space and en-suite shower room. Adjoining study.
- Wonderful large mature gardens and grounds of about 0.685 acres. Carparking.

Situation

The Common extends to about 150 acres and is surrounded by stunning countryside on the Herefordshire/Worcestershire borders. It is a haven for flora, fauna and wildlife. It is a fabulous area for those looking for peace and tranquillity.

The property lies a short distance from the historic village of Whitbourne. The village provides a range of amenities including a public house, active village hall, church and community owned village shop.

More comprehensive amenities are available in the historic town of Bromyard which is about 5 miles distant.

There is also a doctors surgery, master butchers and the popular Talbot Hotel nearby at Knightwick.

The Cathedral City of Worcester is just over 10 miles distant. There is M5 motorway access via junction 6 and 7 to the north and south of the city. Worcester has direct rail links to Birmingham and London. The cottage is situated at the end of a track.

Description

A truly delightful country cottage in a remarkably attractive setting.

The property is approached by an entrance porch leading to a charming large through sitting room. This lovely two-tier room has a brick inglenook fireplace with wood burning stove and wonderful exposed timbers.

The dining kitchen is a generous room fitted with a range of wall and floor mounted pine cupboards, Belfast sink unit with timber drainers, tiled working surfaces with exposed brickwork and timbered ceiling. There is a Rangemaster 5 ring gas Range LPG cooker. Leading directly off the kitchen is the spacious utility room with wall mounted LPG boiler, quarry tiled floor, plumbing for washing machine and stable door to the exterior.

A staircase with exposed timber frame leads to a first-floor landing.

There are two double bedrooms with exposed timbers together with a large family bathroom with white suite comprising a shaped bath with Bristan shower unit over with glass cubicle side, Heritage pedestal wash hand basin and WC.

Outside

Excellent detached annex known as The Potting Shed. Single storey principally timber clad with mineral felt roof. It is mostly double glazed with a generous double bedroom/sitting area and en-suite shower room. There is a separate study/office and rear storage.

This really is a charming and most welcoming annex.

Rose Cottage is approached over twin timber gates and a sloping driveway leading to level parking to the front of the property.

The splendid large mature gardens are laid principally to lawn and feature a range of lovely trees including magnolia and cherry.

Lying to the rear of the property is a rear gravelled area with raised brick well and period water pump.

Two sheds and further enclosed grassed garden with further shed and pedestrian gate out onto the common.

GENERAL INFORMATION

Services

Mains electricity and water. Private Drainage. LPG central heating.

Local Authority

Herefordshire County Council

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.

Viewing

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

Directions

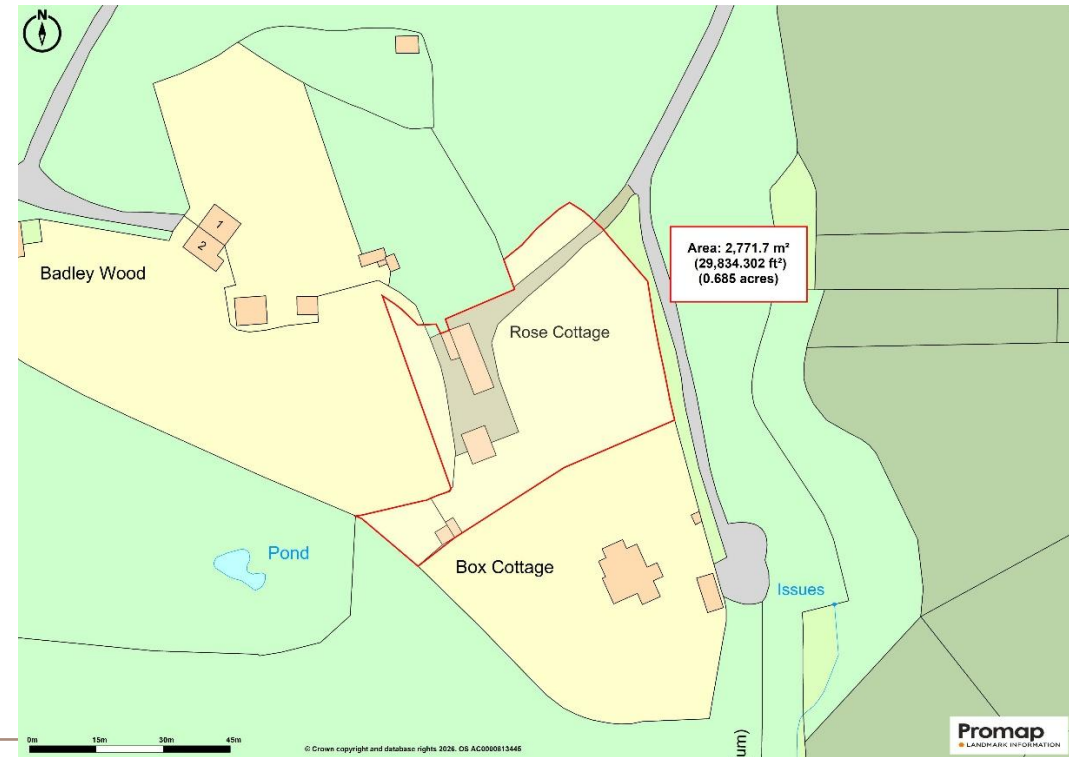
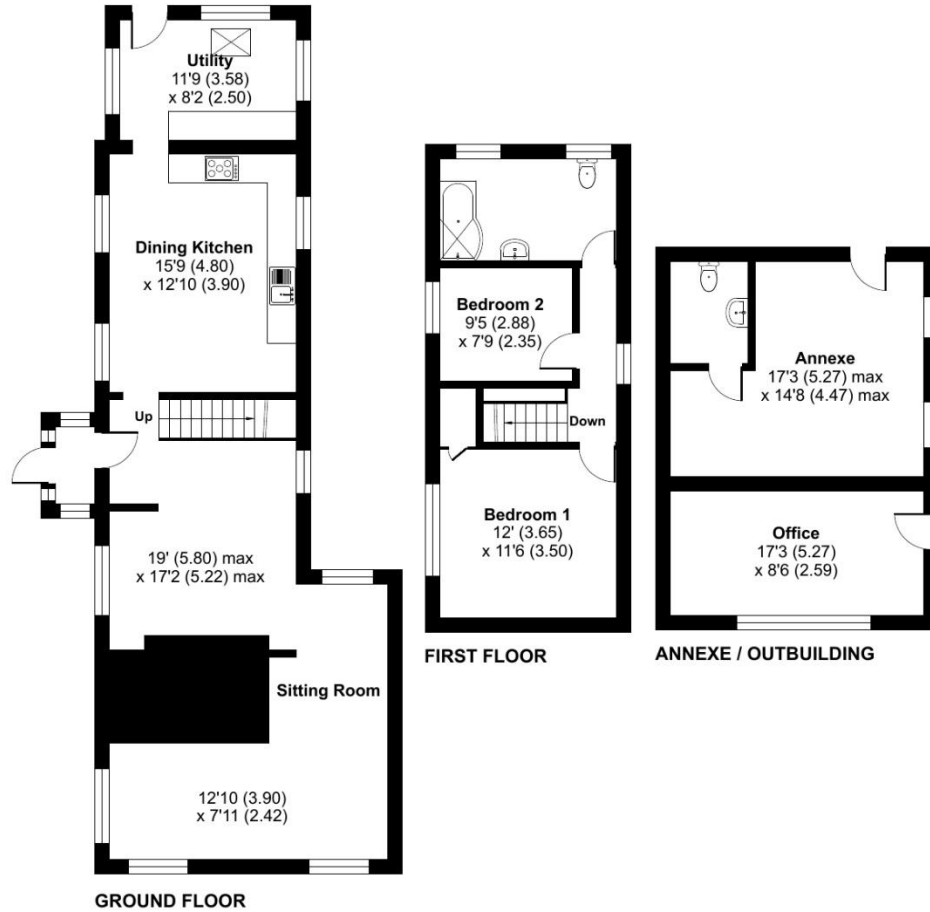
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Approximate Area = 1237 sq ft / 114.9 sq m
 Annexe = 254 sq ft / 23.6 sq m
 Outbuilding = 147 sq ft / 13.7 sq m
 Total = 1638 sq ft / 152.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhecom 2026. Produced for G Herbert Banks LLP. REF: 1436986

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