



Flat 6 Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant

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3 Bedrooms **2 Bathrooms** **1 Reception Room**

A characterful home within the Grade II* listed Whitbourne Hall, offering elegant accommodation, unique architectural features and access to beautiful gardens and stunning communal rooms.

- Unique home within a Grade II* listed Greek Revival country house.
- Elegant living space, primary bedroom with en suite and character features throughout.
- Access to stunning formal gardens with countryside views.
- Ample parking for residents and visitors.
- Idyllic location close to scenic walking trails and village amenities.

This unique home features a large reception room with a sash window overlooking the formal gardens, the kitchen includes fitted cabinetry and a tall south facing sash window with a superb outlook. On the mezzanine level, is the primary bedroom with built-in storage and en suite, alongside a versatile bedroom. The top floor offers a double bedroom and is served by the family bathroom. Residents enjoy use of Whitbourne Hall's formal gardens, with the property also benefitting from ample parking and a location ideal for countryside walks and access to Worcester and Bromyard.

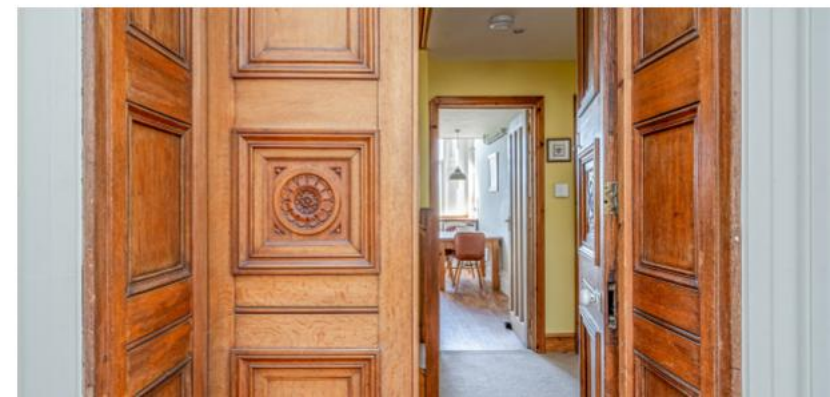
1265 sq ft (117.5 sq m)





The entrance

The entrance sets the tone for the home, offering a warm and characterful welcome. Tall wooden double doors with intricate panelling open into a hallway that provides space for coats and boots, ensuring everyday practicality. From here, there is direct access to the kitchen and living room, creating a natural flow through the ground floor. The staircase leads upwards to the first floor and storage cupboards are thoughtfully built in, keeping the space both attractive and functional.





The kitchen

The kitchen is a well-proportioned space designed for both practicality and enjoyment, with a layout that offers generous work surfaces and ample storage. A tall south-facing sash window fills the room with light and frames a far-reaching view across the formal gardens and fields beyond. The room is fitted with a comprehensive range of cabinetry and appliances. With plenty of room for a breakfast table, this kitchen is an inviting setting for everyday dining as well as a sociable space for family and friends to gather.



The living area

The living area is a generous and inviting space that makes the most of its impressive proportions. A tall south facing sash window frames views over the formal gardens and surrounding fields, drawing in natural light throughout the day. The original fireplace with a large multi-fuel Stovax log burner provides a striking focal point, complemented by a stripped wood floor that enhances the sense of character.



The layout lends itself to both relaxation and entertaining, with ample room for comfortable seating and dining. A window from the mezzanine bedroom overlooks this room, adding a unique architectural feature and further heightening the feeling of openness. This is a room that combines charm and practicality, ideal for everyday living and gatherings alike.



The dining area

The dining area is thoughtfully positioned within the main reception space, offering a welcoming setting for both everyday meals and formal occasions. Built-in shelving and cupboards provide excellent storage and display opportunities while keeping the room well organised. The stripped wood flooring continues here, enhancing the sense of flow and character throughout the ground floor.



The primary bedroom

The primary bedroom offers an appealing combination of light and space. An internal window provides a striking view over the sitting room below, enhancing the sense of connection within the home. A skylight and built-in storage add both brightness and practicality, ensuring the room feels open and well arranged. An en suite shower room completes the space, bringing convenience and comfort.





The primary en suite

The en suite to the primary bedroom offers a fresh and practical addition to the home. It features a shower with glass screen, a modern wash basin and a WC, creating a self-contained space designed for convenience. White tiling enhances the sense of light, ensuring the room feels bright and easy to maintain.



The second and third bedrooms

The second bedroom is set on the top floor and displays striking character with exposed roof truss and beams. A large Velux window brings in light and offers a view across the glass atrium roof, while various storage areas add practicality. The third bedroom, located on the first floor, is a versatile room that works equally well as a study or home office. A full length internal window overlooks the kitchen below, creating a distinctive feature while maintaining brightness.





The bathroom

The bathroom is located on the second floor and is well arranged to serve the bedrooms. A bath with shower over and glass screen offers flexibility for both quick showers and long soaks, while a wash basin and WC complete the suite. The sloping ceiling and exposed timber add character, complemented by a patterned floor that enhances the room's individuality. A heated towel rail provides comfort and practicality, ensuring the space is both functional and inviting.

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 2026. 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. Heating is supplied by electric flow boilers. Drainage is provided by a communal private Victorian drainage and sewage system. The property is connected to Gigaclear full-fibre broadband, offering speeds of up to 900 Mbps.

Mobile Coverage: Likely available from O2, 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 = 1265 sq ft / 117.5 sq m

Limited Use Area(s) = 109 sq ft / 10.1 sq m

Total = 1374 sq ft / 127.6 sq m

For identification only - Not to scale



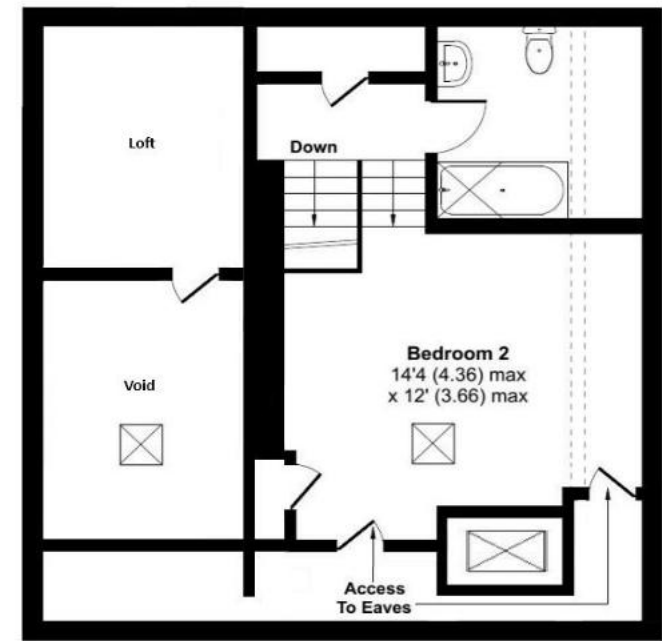
Denotes restricted head height



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: 1356301



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com