



Briary Cottage

Whitbourne, WR6 5SH

Andrew Grant

Briary Cottage

Whitbourne Hall Park, Whitbourne, WR6 5SH

3 Bedrooms 1 Bathroom 2 Reception Rooms

Estate home with charming interiors, wrap-around gardens, attached double garage and peaceful far-reaching rural surroundings and setting

- Charming estate home full of character, with three bedrooms, two receptions and a ground floor study
- Wood-burning stove in the living room and a country kitchen with Belfast sink and range cooker
- Wrap-around south-facing lawns extending to half an acre bordered by mature trees and a sheltered terrace for al-fresco dining
- Gravel drive leading to an attached double garage with EV charger and space for several vehicles
- Tucked within Whitbourne Hall Park countryside between Worcester and Bromyard

Briary Cottage is a charming estate home tucked within Whitbourne Hall Park. The ground floor offers a sociable living room with wood-burning stove, adjoining dining room and country kitchen, along with a useful study and stylish bathroom. Three bedrooms sit upstairs beneath the eaves. Outside, south-facing wrap-around lawns extending to half an acre border mature woodland, a sheltered patio adjoins the house and a gravel drive leads to the attached double garage with EV charger.

1078 sq ft (100.1 sq m)





The kitchen

The kitchen forms a practical hub for everyday cooking and family life. Fitted with wooden cabinetry and a Belfast-style sink, it also features a range-style cooker set against a tiled splashback with open shelving above. Dual windows frame views of the gardens, while a wide opening into the dining room encourages easy serving and socialising.



The living room

The living room is a comfortable gathering space for relaxation and conversation. A cast-iron wood-burning stove set on a slate hearth forms the focal point beneath exposed ceiling beams. A glazed door opens to the garden and an open doorway links to the adjacent dining room to create an easy flow through the living areas.





The dining room

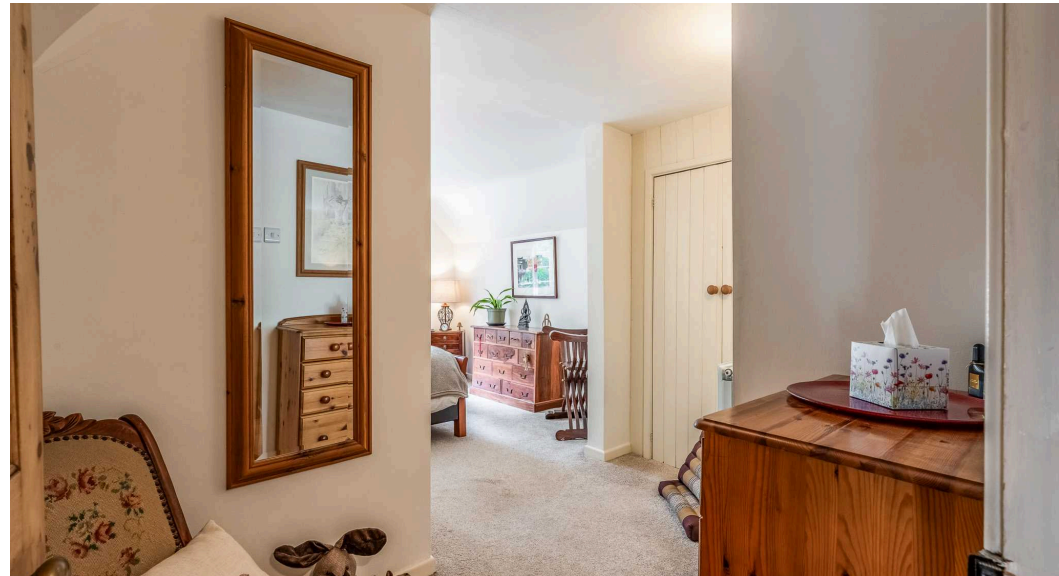
Ideal for family meals and entertaining, the dining room sits between the kitchen and living room. Twin windows overlook the surrounding lawns and a generous opening to the kitchen makes serving effortless, while an internal doorway returns to the living room for convenient circulation.





The study

Tucked off the central hall, the study provides a quiet spot for working from home or reading. Built-in shelving and a fitted desk maximise the space, and a window looks out to the garden. The room is within easy reach of the main living areas yet feels private and self-contained.



The primary bedroom

The primary bedroom occupies a generous area on the first floor, creating a restful retreat. A characterful sloping ceiling and window add cottage charm and draw the eye to the treetops outside. There is access to built-in wardrobe storage from the dressing area and room for additional freestanding furniture.



The second bedroom

The second bedroom offers a comfortable double room for family or guests. A large window enjoys leafy views, while a recessed wardrobe is built in, leaving space for a bed and additional furniture.



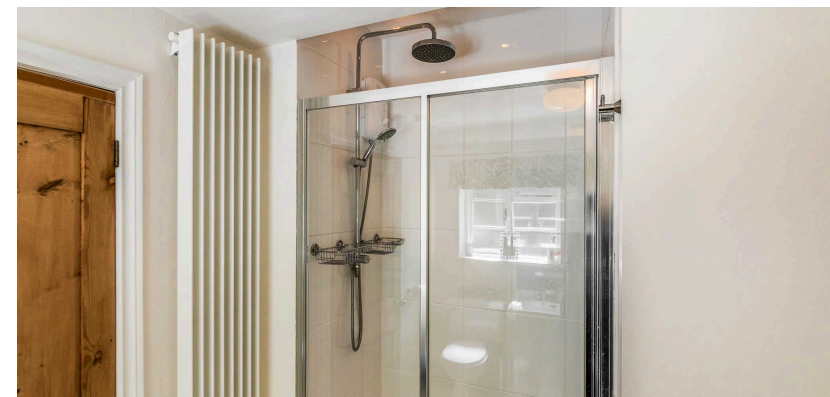
The third bedroom

The third bedroom provides flexibility as a nursery, dressing room or further family bedroom. It benefits from a window overlooking the gardens and a gently sloping ceiling.



The ground floor bathroom

The stylish ground floor bathroom serves the household. A freestanding roll-top bath with claw feet sits alongside a separate walk-in shower with glazed enclosure. A pedestal washbasin and WC are complemented by half-height panelling and a large mirror, while an obscure-glazed window allows for natural light and privacy.





The garden

Set within approximately half an acre, the south-facing gardens wrap around the home, creating a serene outdoor environment for relaxation and play. Sweeping lawns are bordered by mature trees and hedges, giving a wonderful sense of seclusion, while a paved terrace beside the back door provides a sheltered spot for al-fresco dining. Gravel paths lead through the plot to raised beds and seating areas.





The driveway and parking

The home is approached via a long gravel driveway that opens onto ample parking. An attached double garage with twin timber doors provides secure storage and offers scope for conversion, while an EV charging point is installed on the drive. There is space to accommodate several vehicles, and a timber garden store sits discreetly to one side.



Location

Briary Cottage sits within Whitbourne Hall Park in rolling Worcestershire countryside between Worcester and the Herefordshire market town of Bromyard. The surrounding area offers a wealth of footpaths, bridleways and country lanes for walking and cycling. Everyday amenities including shops, pubs and a primary school can be found in the nearby villages, with more extensive facilities in Worcester. Road links connect to the A44 and M5 for travel further afield, and there are rail services to Birmingham and London from stations in the region. The wider county offers a range of state and independent schools.

Services

The property benefits from mains electricity and water with drainage supplied via a septic tank, there is also oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, Three, EE and Vodafone (source: Ofcom checker).

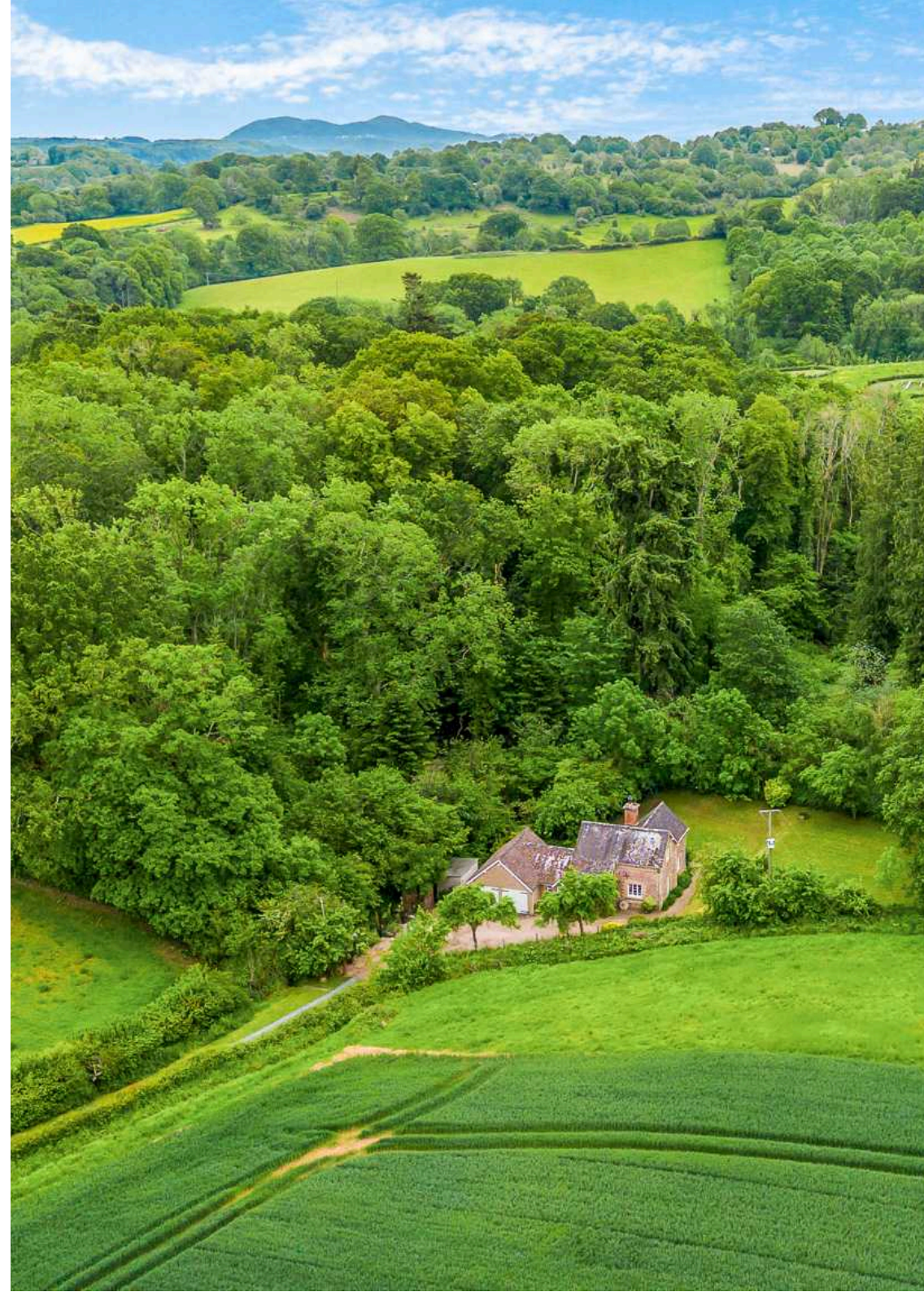
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E

Agent Note

Leasehold property with approximately 101 years remaining on the lease, expiring on 17/12/2127. Ground rent is currently £10 per annum and the seller advises this is not subject to increase. The property also forms part of the National Trust Estate at Whitbourne Hall Park. Buyers are advised to make their own enquiries regarding any estate covenants, management arrangements or obligations associated with the National Trust setting.



Whitbourne Hall Park, Worcester, WR6

Approximate Area = 1078 sq ft / 100.1 sq m

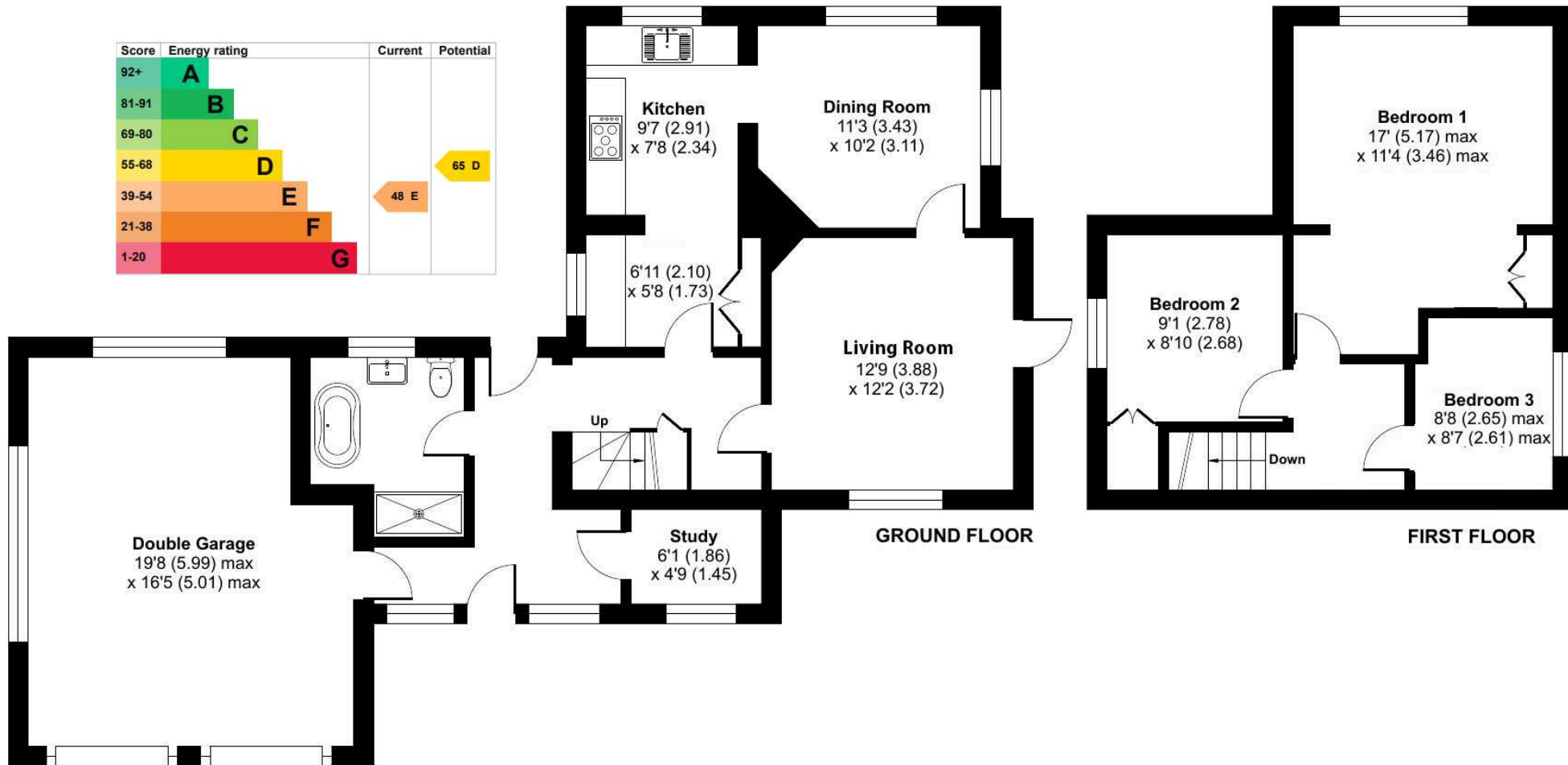
Garage = 299 sq ft / 27.8 sq m

Total = 1377 sq ft / 127.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1459830



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