



Briary Cottage

Whitbourne, WR6 5SH

Andrew Grant

Briary Cottage

Whitbourne Hall Park, Whitbourne, WR6 5SH

3 Bedrooms 1 Bathroom 2 Reception Rooms

Offered with no onward chain for a swift and straightforward transaction, this is a rare and enchanting opportunity to acquire an idyllic detached, three-bedroom stone cottage nestled in a tranquil rural setting and wrapped in British heritage.

Set within an expansive 1/2-acre plot, the property boasts beautiful private grounds featuring established, mature fruit trees, offering a true taste of the idyllic country lifestyle.

Approach to the cottage is via a generous driveway providing parking for multiple vehicles, fully equipped with a modern electric vehicle (EV) charger. The property also includes an attached double garage with significant, proven development potential.

The cottage features lapsed planning permission to convert the garage into further habitable living space and add a complete second floor above, offering a unique, pre-vetted blueprint to substantially expand this historic home.

1078 sq ft (100.1 sq m)





Inside, the cottage perfectly blends timeless country charm with modern luxury. The property includes a bespoke fitted kitchen, designed and crafted to complement the cottage's architectural character. This flows into a cosy living space centered around a traditional multi-fuel stove, creating an incredibly warm and inviting atmosphere.

A standout feature of this property is its total protection from future development. Because the National Trust is the freeholder, the surrounding pristine landscape is legally safeguarded, ensuring your countryside views and rural peace remain entirely untouched for generations to come.

Held on a secure 101-year lease, this property treats its leasehold structure as a major asset rather than a burden. Under the Leasehold and Freehold Reform Act, this property qualifies for a statutory 990-year lease extension. Crucially, because the old two-year ownership rule has been abolished, an incoming buyer will inherit the immediate right to this 990-year extension from day one of completion. Combined with an exceptionally low ground rent of just £10 per year that completely satisfies all high-street mortgage lender criteria, this cottage represents a hassle-free, straightforward purchase.

For those seeking a substantial, detached character home on extensive grounds—with a future 'virtual freehold', absolute certainty that the local area will never be built on, and the immense benefit of no onward chain—this cottage is a true hidden gem.





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

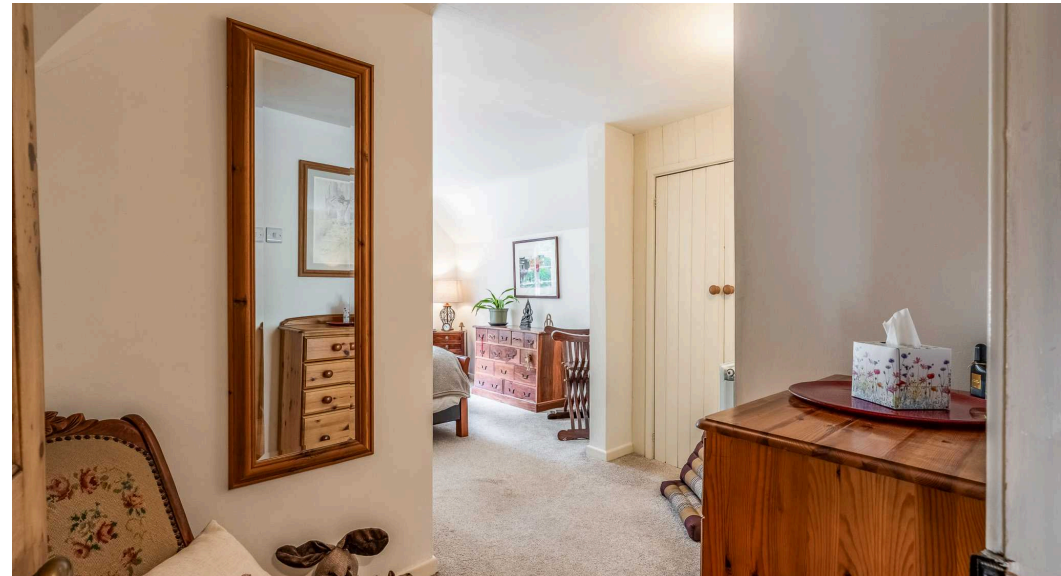
Ideal for family meals and entertaining, the dining room sits between the kitchen and living room. Twin windows overlook the surrounding lawns and a generous opening to the kitchen makes serving effortless, while an internal doorway returns to the living room for convenient circulation.





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.



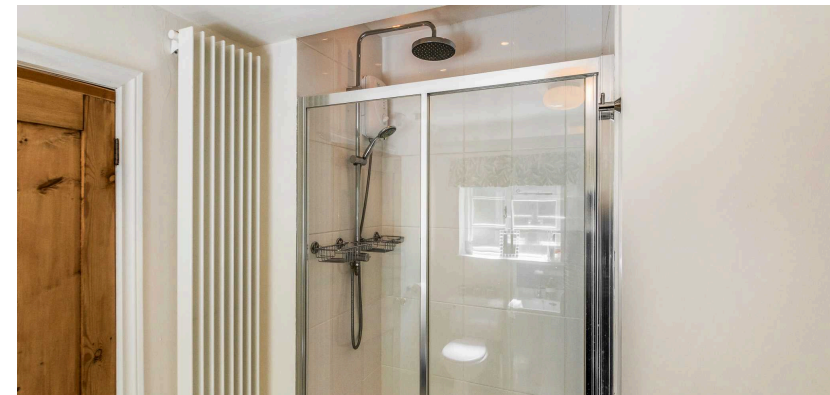
The third bedroom

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).

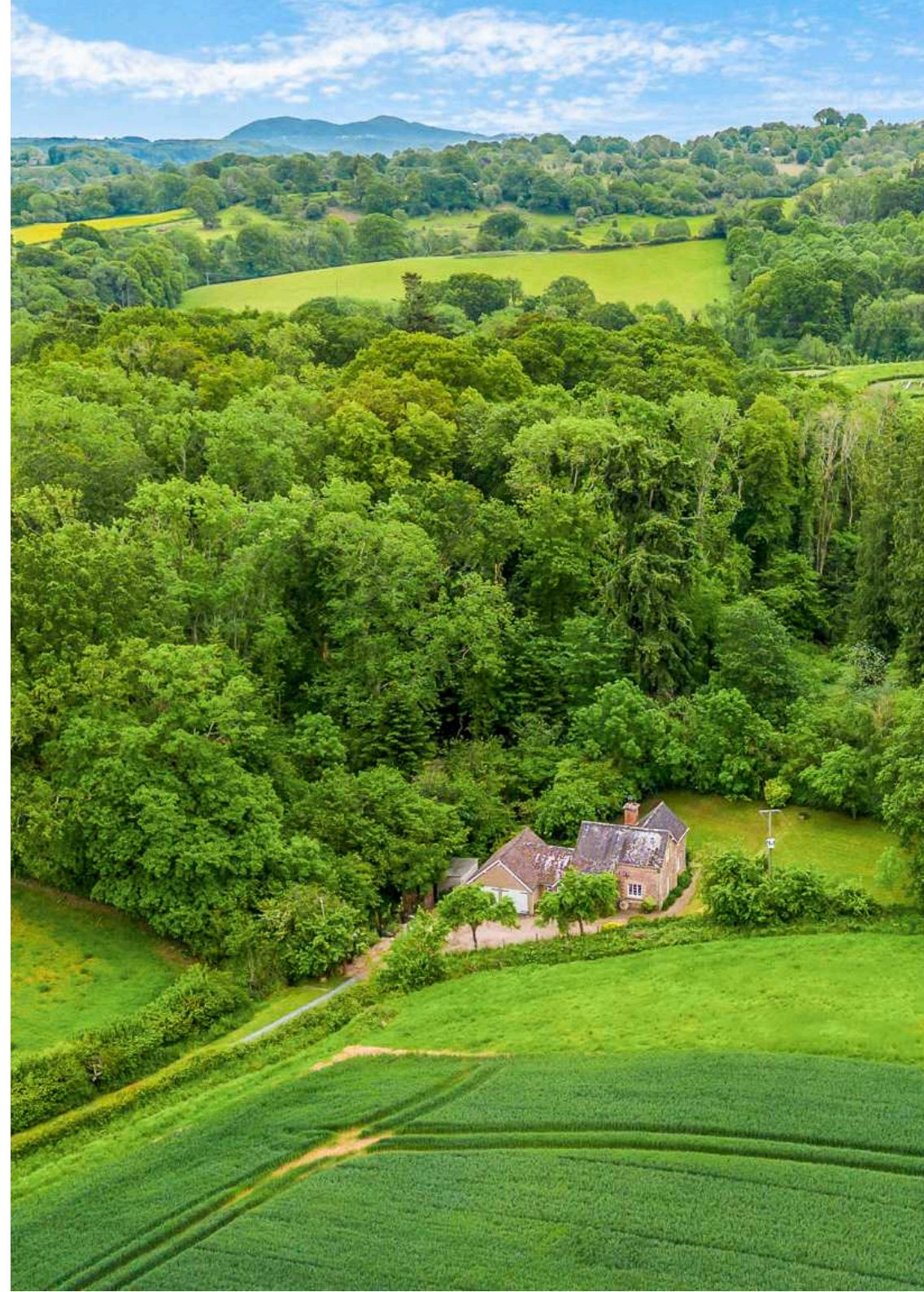
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

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

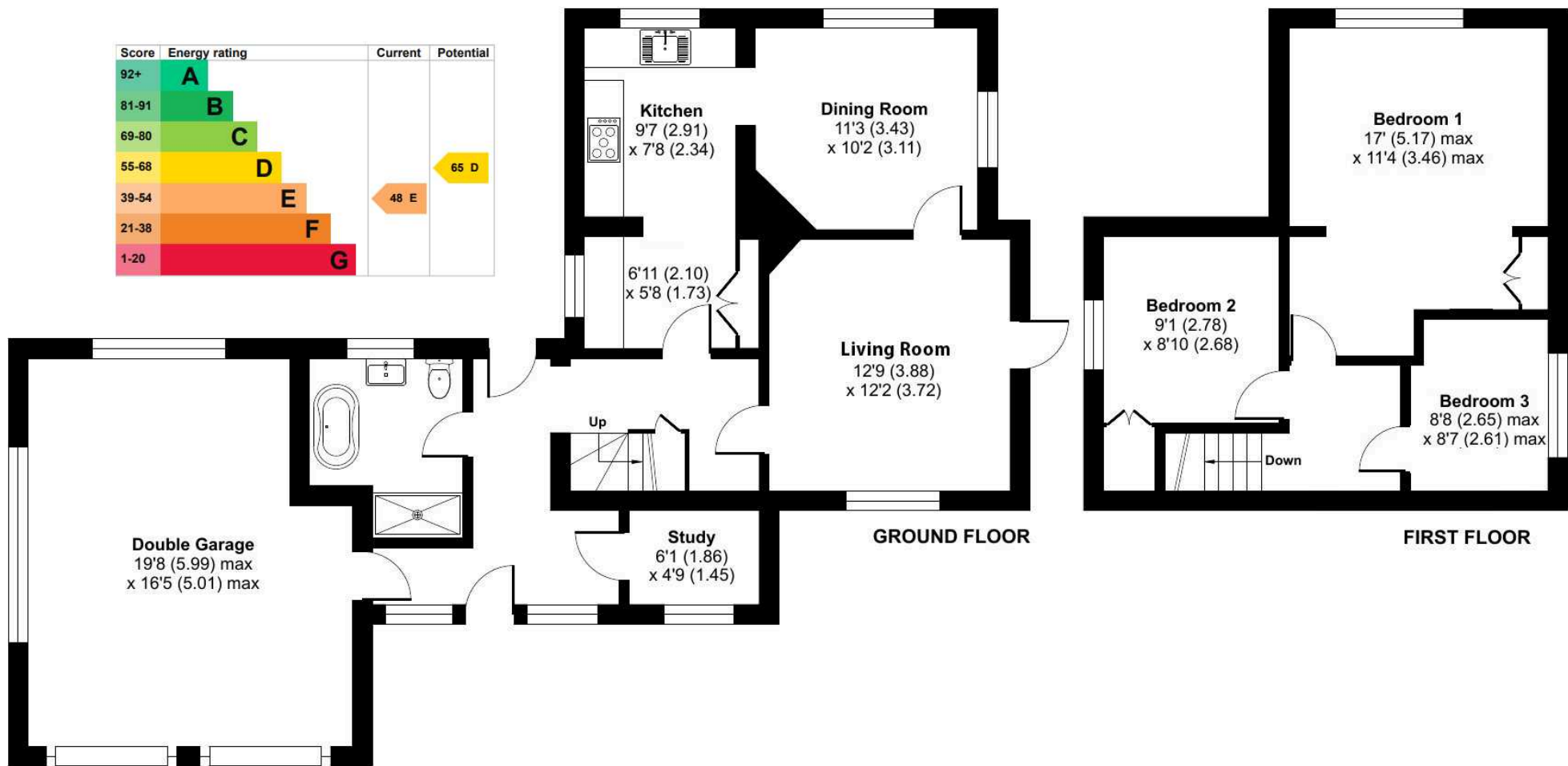
Garage = 299 sq ft / 27.8 sq m

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com