



## Little Talbot

Hartlebury, DY11 7XB

Andrew Grant

# Little Talbot

Old Worcester Road, Hartlebury, DY11 7XB

**3 Bedrooms   2 Bathrooms   1 Reception Room**

A Grade II listed home with contemporary open-plan living, ground-floor suite, private garden and convenient parking in a village setting.

- Grade II listed three-bedroom home blending historic charm with modern comforts
- Open-plan kitchen/living/dining space with exposed beam and two sets of patio doors
- Enclosed rear garden with paved terrace, level lawn and a large timber shed
- Gravelled parking area to the side of the home providing spaces for two cars
- Popular Hartlebury village location with local amenities, train connections and excellent access to Worcester and Birmingham

Little Talbot is part of a thoughtfully converted Grade II listed inn set in the heart of Hartlebury. The spacious ground floor centres around a contemporary open-plan kitchen, dining and sitting area, while a generous double bedroom with en suite provides flexibility for single-level living. Upstairs are two further bedrooms served by a modern family bathroom. Outside, a fully enclosed garden combines a paved terrace, lawn and sizeable shed, and there is gravelled parking for two cars to the side. Original timbers blend subtly with contemporary finishes and the village setting offers everyday amenities and convenient transport links.

1119 sq ft (104.0 sq m)





## The kitchen

Perfect for everyday cooking and conversation, the kitchen sits at one end of the open-plan living space. White cabinets pair with wooden worktops and a ceramic sink beneath an exposed beam, while an integrated oven and hob are set into the work surface. From here the space flows naturally into the dining and living areas, making entertaining easy.



## The dining area

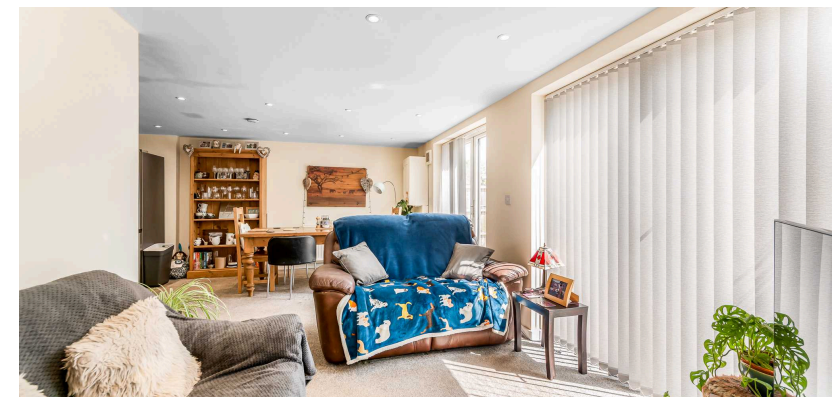
Designed for sharing meals and conversation, the dining room occupies a generous spot between the kitchen and living area. There is ample space for a large table and chairs, and full-height glazed doors open to the garden terrace for summer dining. Its position within the open-plan layout makes serving and socialising effortless.





## The living area

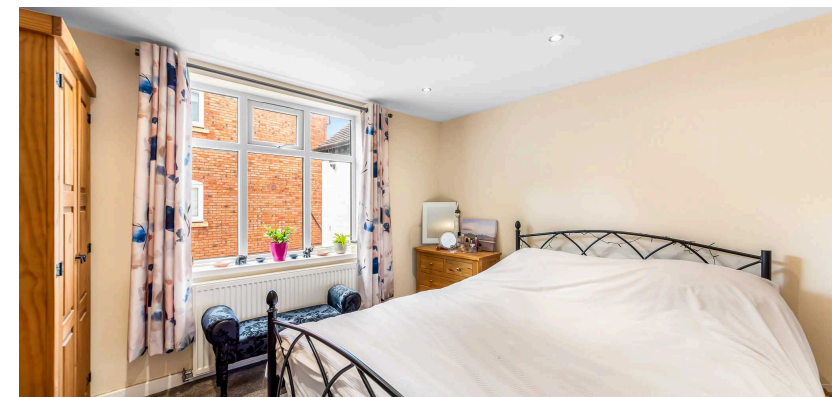
A comfortable zone for relaxing and unwinding, the living room nestles within the open-plan ground floor. Twin glazed patio doors open directly onto the terrace and garden, and recessed ceiling lights give a clean, modern finish. The sitting area flows freely into the kitchen and dining areas to create an inclusive space that suits family life and entertaining.





## The primary bedroom

The principal ground-floor bedroom offers a peaceful retreat at the front of the home. A generous window frames views of the frontage, and neutral finishes under recessed lighting create a calm atmosphere. This double room is well-proportioned for freestanding furniture and enjoys the convenience of an adjoining en suite.





## The primary en suite

Dedicated to the ground-floor bedroom, the en suite provides all the essentials for daily routines. A spacious walk-in shower sits against pale tiling, accompanied by a vanity unit with basin and a low-level WC.



## The second bedroom

This first-floor bedroom provides comfortable accommodation for family or guests. Its characterful sloping ceilings add charm, and a window overlooks the garden. The room offers ample floor space for a double bed and additional furniture, with neutral décor and carpeting continuing the calm feel found throughout the home.





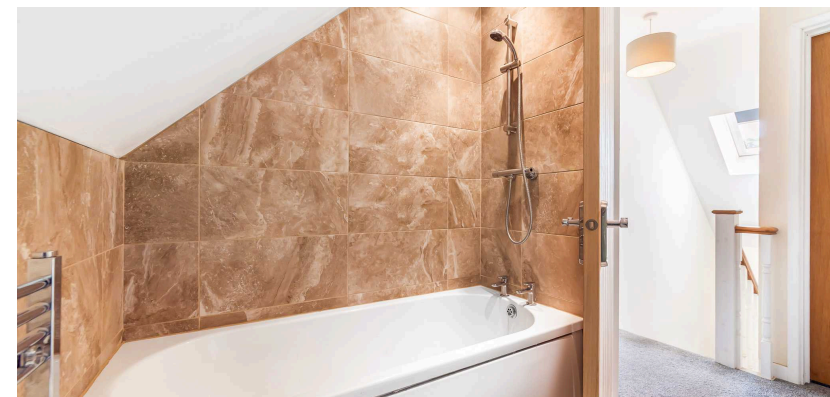
## The third bedroom

Tucked into the eaves on the first floor, the third bedroom is an adaptable space suitable for sleeping or home working. A Velux window set into the pitch of the roof offers sky views, and the exposed timber struts remind you of the building's heritage.



## The bathroom

The first-floor bathroom caters for the upper bedrooms. Finished with neutral tiles, it features a bathtub with shower over and a modern vanity unit with integrated basin and a WC. The ceiling follows the roofline to add character, while contemporary sanitaryware ensures everyday comfort.





## The garden

The rear garden provides a private outdoor escape for dining and recreation. A paved terrace adjoins the home, perfect for seating and barbecues, beyond which a level lawn offers space for play or planting. A substantial timber shed sits to one side for storage and the entire space is enclosed by fencing with a gate giving side access.



## The parking

Parking is provided on a gravelled area to the side of the home, comfortably accommodating two vehicles off the road. The driveway area is bounded by fencing and mature trees, giving a sense of privacy, and steps lead directly to the front door. A gate from here also connects through to the rear garden for ease of access.



## Location

Hartlebury is a picturesque Worcestershire village offering day-to-day amenities including a post office and general store, a well-regarded primary school and a traditional pub. It is home to Hartlebury Castle, a historic residence of the Bishops of Worcester, and lies close to the expansive Hartlebury Common heathland. Nearby Droitwich Spa provides everyday shopping, while Worcester to the south offers the wider facilities of a city. Road links via the A449 and M5 make travelling to Birmingham and beyond straightforward, and there are rail services to Worcester, Birmingham and London from local stations.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (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



# Worcester Road

Approximate Gross Internal Area  
Ground Floor = 57.3 sq m / 617 sq ft  
First Floor = 40.0 sq m / 430 sq ft  
Shed = 6.7 sq m / 72 sq ft  
Total = 104.0 sq m / 1119 sq ft

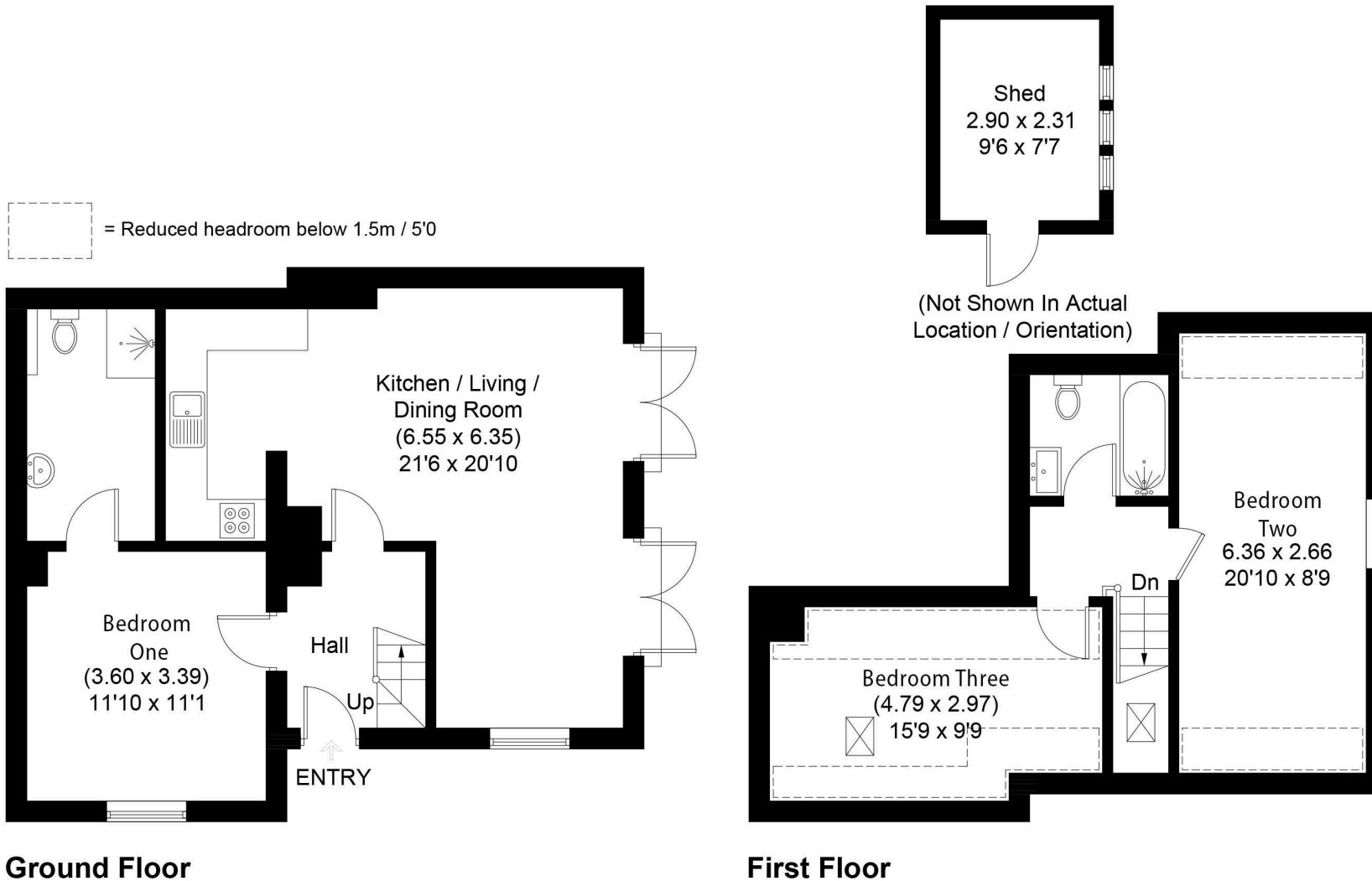


Illustration for identification purposes only, measurements are approximate, not to scale.



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