



## 13 Barbourne Terrace

Worcester, WR1 3JS

Andrew Grant



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4 Bedrooms    3 Bathrooms    2 Reception Rooms

A period townhouse with versatile family accommodation, period detailing and a charming garden close to the heart of Worcester.

- Period home offering generous and versatile accommodation
- Elegant reception rooms with decorative cornicing, fireplaces and high ceilings
- Well appointed kitchen adjoining the dining room plus useful ground floor shower room and utility
- Mature walled garden with meandering path, established planting and seating areas
- Residents' parking scheme and sought after setting within easy reach of Worcester's amenities

Set within Barbourne Terrace, this imposing period townhouse provides flexible living across three floors and includes a convenient cellar. An inviting sitting room links to the garden, complemented by a dining room leading to a fitted kitchen. A handy shower room and utility completes the ground floor. Upstairs, a bay fronted living room doubles as an additional bedroom, alongside a family bathroom. Two further bedrooms and a shower room occupy the upper floor, including a generous primary bedroom. Outside, a mature garden to the front and a residents' parking scheme enhance this attractive city home.

1869 sq ft (173.6 sq m)







## The kitchen

Designed as an efficient workspace, the kitchen features sleek white cabinetry and contrasting dark worktops housing an integrated oven and hob beneath a stainless steel hood. A skylight overhead supplements the picture window for an airy feel. The layout connects directly to the dining room and gives access to a practical utility area and shower room.





## The dining room

Ideal for family meals and entertaining, the dining room enjoys generous proportions enhanced by a high ceiling and a wide glazed window. This sociable room flows smoothly into the adjoining kitchen, with further access through the hallway to the sitting room for easy movement between living areas.





## The sitting room

Perfect for relaxation or entertaining, the sitting room retains fine period detail with ornate cornicing framing the generous ceiling height and a focal fireplace within the chimney breast. Glazed French doors open directly to the garden terrace, inviting easy access to outdoor living.





## The ground floor shower room and utility

Serving both practical and guest needs, the ground floor shower room incorporates a tiled enclosure with glass screen and an electric shower alongside a modern vanity and WC. A heated towel rail completes the space. Beyond the shower area, space is set aside for laundry appliances and household storage, creating a combined utility facility accessed from the kitchen and hall.





## The living room

Situated on the first floor, this impressive living room doubles as an additional bedroom thanks to its size and flexibility. A handsome bay window provides a broad outlook over the front garden and a carved mantel on the chimney breast underline the period charm.





## The primary bedroom

Providing a restful retreat on the second floor, the primary bedroom offers generous proportions and a calm ambience. A wide sash window frames views and the expansive space easily accommodates wardrobes and furniture, and sits conveniently opposite the upper floor shower room for everyday comfort.





## The second bedroom

This comfortable additional bedroom on the first floor is well suited to children or guests. A cast iron fireplace with decorative surround provides a charming focal point, and the chimney breast creates handy alcoves for shelving or storage. The sash window offers a pleasant outlook, and the room is positioned conveniently alongside the family bathroom and staircase landing.





## The third bedroom

Set on the second floor, the third bedroom makes a peaceful retreat or home office. It features a period style fireplace with painted surround for character and a sash window that draws the eye to the skyline beyond. The room's simple layout accommodates sleeping and study spaces, and it sits adjacent to the top floor shower room for added convenience.





## The first floor bathroom

Serving the first floor, the family bathroom combines modern fittings with neutral finishes. A panelled bath has a wall mounted shower over and beige tiling to the surround, while a pedestal wash basin sits beneath a mirrored cabinet for toiletries. Completing the suite is a WC and chrome towel rail.





## The second floor shower room

Occupying the second floor, this contemporary shower room serves the upper bedrooms. It features a generous walk in cubicle with a clear glass screen and thermostatic shower. A pedestal basin with mirrored cabinet above and a WC complete the suite.





## The garden

Forming a delightful extension of the living space, the mature walled garden provides a tranquil escape. A meandering paved path curves between lawned pockets, specimen shrubs and established trees, with brick retaining walls and stone edged borders defining distinct areas. A bird bath and seating spots invite moments of quiet contemplation. A wrought iron gate opens onto the frontage.





## Location

Barbourne Terrace lies just north of Worcester's historic centre, within easy reach of amenities. Residents enjoy shops, cafés and restaurants along nearby high streets, with riverside walks and parks providing green space. Families will appreciate the choice of schools in the wider area. Worcester's cathedral, university and cultural attractions add to the appeal, while rail and road connections, including the M5 motorway and two railway stations, make commuting straightforward. The River Severn is also close by for scenic walks.

## 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, Vodafone, Three 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 E





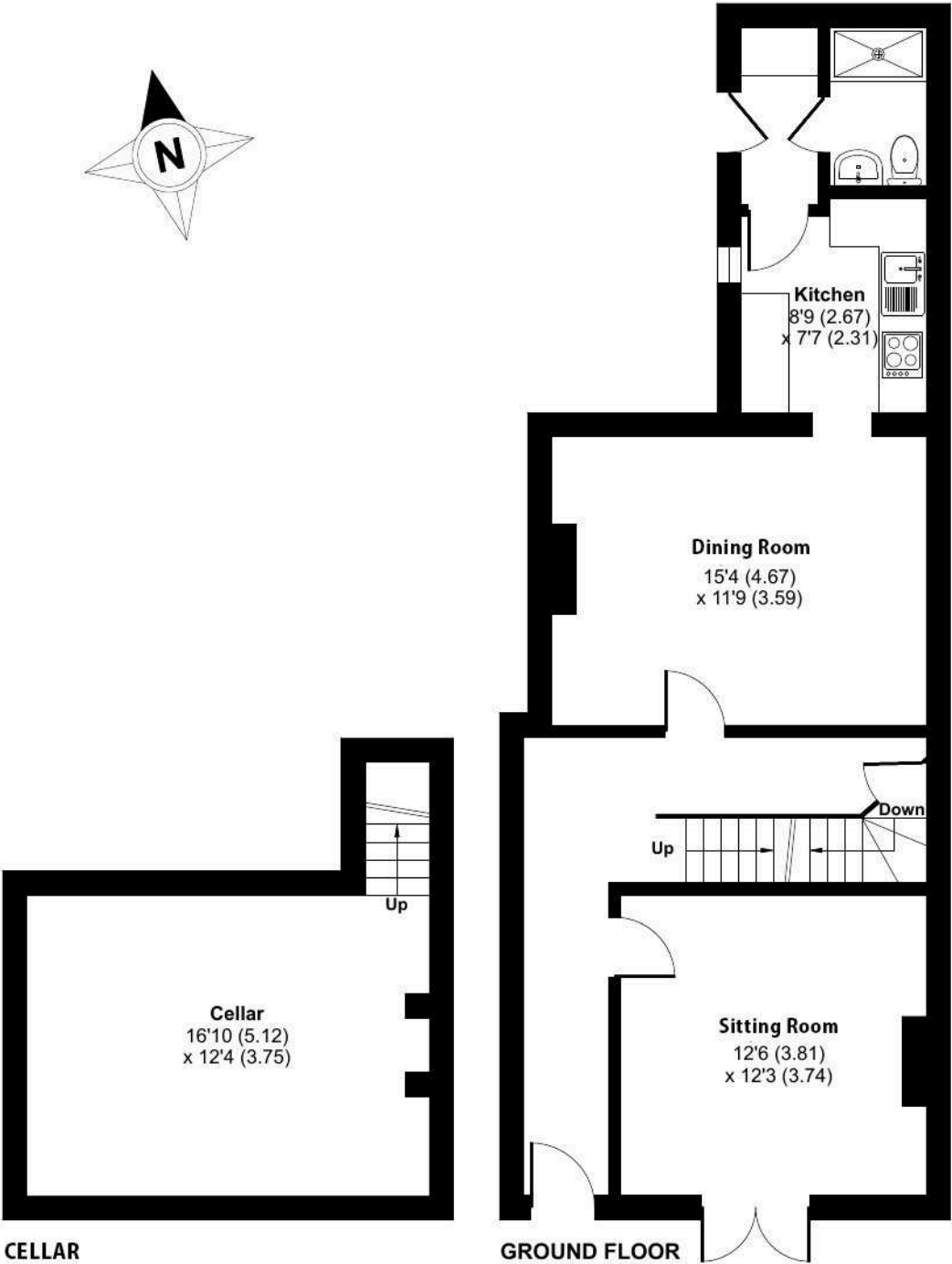
# Barbourne Terrace, Worcester, WR1

Approximate Area = 1869 sq ft / 173.6 sq m

For identification only - Not to scale

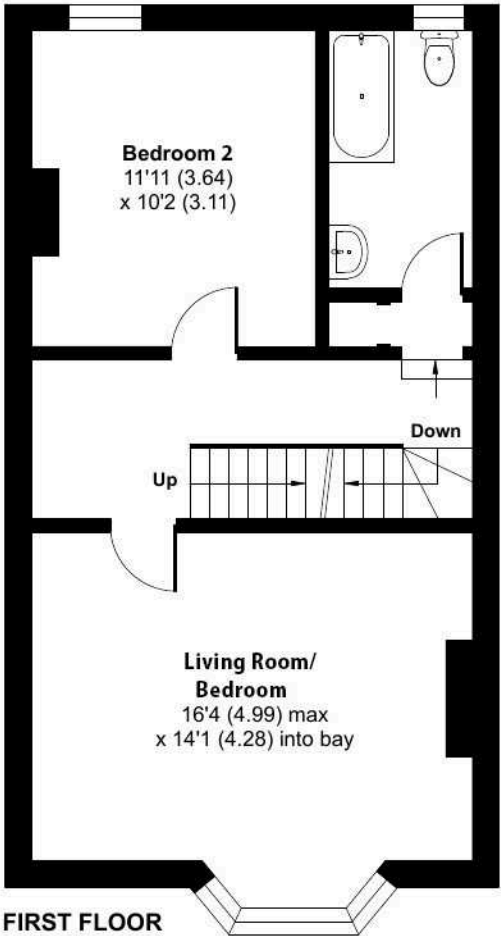


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

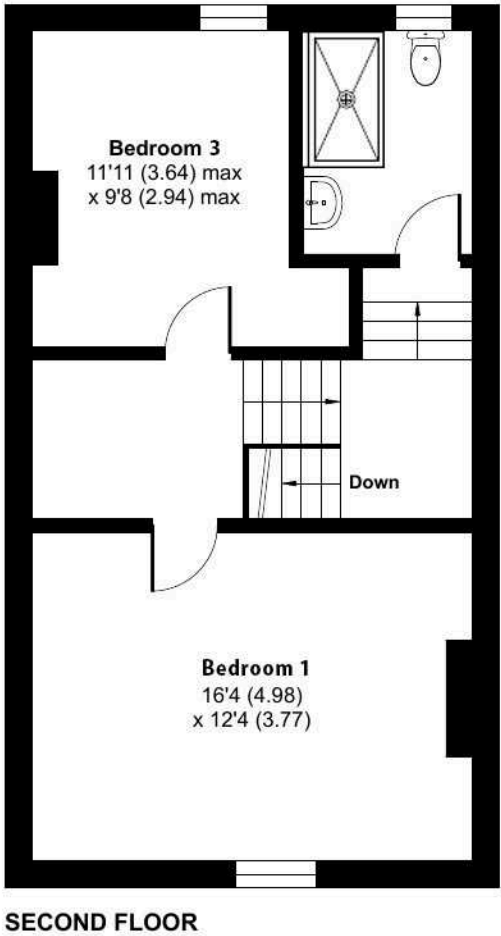


CELLAR

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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