



16 Whitbourne Hall, Whitbourne, Worcestershire

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EST. 1898

16 Whitbourne Hall Whitbourne Worcester WR6 5SE

A wonderful listed period house forming part of the iconic and magnificent Whitbourne Hall.

Set in beautiful rolling countryside on the Worcestershire/Herefordshire border.

Reception Hall, Dining Room, Study, Kitchen, First Floor Sitting Room, 4 Bedrooms, Bathroom, Shower Room.

In all about 1869 sq.ft.

Glorious communal gardens of about 9 acres.

Situation

Whitbourne Hall enjoys a quite exceptional and prominent elevated setting and enjoys outstanding views. This is a very special unspoilt area of great beauty. The village of Whitbourne provides some amenities including a community owners village shop, the charming Church of St John The Baptist, an active village hall and public house. Crumpleberry with its celebrated restaurant is a short distance away. Worcestershire's only Michelin Star Restaurant, Penfolds, at Stoke Bliss is nearby.

Bromyard, an historic market town is about 5 miles distant with an extensive range of amenities. This includes junior and senior schools, independent shops, restaurant, cafes and pubs, a supermarket, leisure centre, doctors and veterinary surgeries.

There is also a doctors surgery, master butchers and The Talbot Hotel close by at Knightwick. The cathedral city of Worcester is about 10 miles distant with the M5 motorway junctions 6 and 7 to the north and south of the city. Worcester has a direct rail link to Birmingham

and London Paddington. In addition, there is the recently opened Worcester Parkway rail station south of Worcester.

Fabulous walks are on the doorstep including Bringsty Common, the Brockhampton Estate and the Bromyard Downs.

Description

Whitbourne Hall is an imposing Grade II* listed country house built in the Palladian style in 1862. It was designed by the prominent architect E.W Elmslie for Edward Bickerton Evans. Elmslie designed a number of Worcestershire buildings including the historic Great Malvern railway station. The hall which has retained many original features is now divided into 23 private residences. The house and gorgeous grounds are available to hire for weddings and private visits by appointment.

Number 16 occupies a splendid private position on the southern elevation of the Hall with the adjoining iron framework of the original stunning conservatory with its glaze dome roof.

The spacious accommodation unfolds over 3 floors and is a much-cherished home. The reception hall leads to the dining room with fireplace with wood burning stove, useful study off. The fitted kitchen has a range of units, 4 ring propane gas hob with extractor over, Belling electric oven and plumbing for dishwasher and washing machine.

Charming first floor sitting room with fireplace, it is a lovely, well-proportioned room. There are 4 first/second floor bedrooms, a family bathroom and separate shower room.

Communal Gardens and Grounds

These extend to about 9 acres to include sweeping lawned gardens, an Italian style Knot Garden with topiary hedging and a fountain. Striking walled Victorian kitchen garden with original Victorian Foster and Pearson greenhouses. This is currently used as allotments by some residents.

Two unallocated car parking spaces and visitors parking.

GENERAL INFORMATION

Agents Notes

A single garage currently owned by the property is available by separate negotiation.

Tenure/Charges

The property is leasehold on a 999-year lease with circa 957 years remaining. It does have a share of the Freehold.

- Service charge of £218.00 pcm.
- Insurance charge of £71.00 pcm
- Annual ground rent of £10.00.

Services

Mains electricity and water. Private shared drainage. Dual heating system enabling you to switch between LPG Gas to solid fuel. (Wood burning stove with back boiler in dining room)

Local Authority

Herefordshire Council Tel: 01432 260500

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

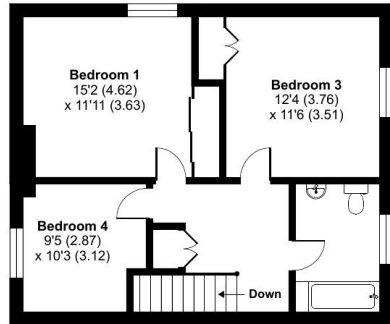
Directions

From Worcester take the A44 signposted to Bromyard and Leominster. Proceed before taking a right-hand turn signposted to Whitbourne. Take the next left-hand turn into Tedstone Delamere and Tedstone Wafre. At the T-junction turn left and continue along this lane before locating the private drive to Whitbourne Hall on your left-hand side.

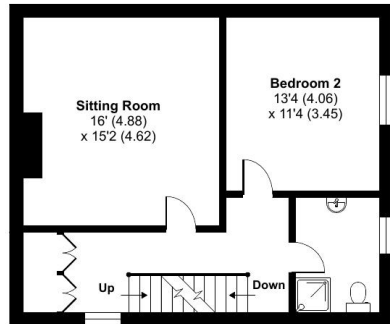
Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 1869 sq ft / 173.6 sq m

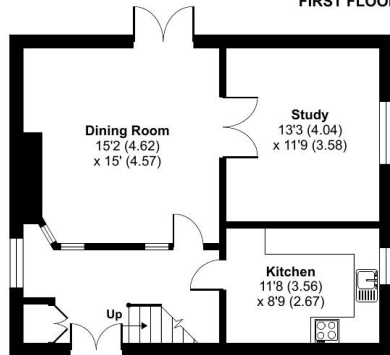
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



G HERBERT BANKS

EST. 1898

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