



The Red House, Hartlebury, Worcestershire

G HERBERT  
BANKS

EST. 1898

The Red House  
Quarry Bank, Hartlebury  
Kidderminster  
Worcestershire  
DY11 7TE

A splendid listed Georgian house in a delightful conservation area.

Reception Hall, Sitting Room, Dining Room, Shower Room, Cloakroom, Breakfast Kitchen, Utility Room, Cellar, 6 Bedrooms and 2 Bathrooms.

In All About 3383 sq.ft

Garage and Wonderful Mature Gardens.

As a whole about 0.54 acres.

### Situation

The Red House is situated next to St James's Church in the historic heart of the sought-after village of Hartlebury. The village provides a range of amenities including a primary school, the Cambian New Elizabethan independent school, public house, post office and general store, parish hall and hairdressers.

There is a direct rail service from Hartlebury to Worcester and Birmingham. There is good M5 motorway access via junction 5 at Wychbold and 6 at Warndon, North Worcester.

A range of public and preparatory schools can be found in the Cathedral City of Worcester, Droitwich, Bromsgrove and Wolverley.

### Description

The Red House is a handsome grade II listed Georgian house built in 1797 for the second master of the Queen Elizabeth Grammar School in Hartlebury.

The Vendor has commissioned a printed history by a well-known building historian. The principal accommodation is arranged over three floors which retain many wonderful period features. These include a range of fine fireplaces, window shutters to the two reception rooms, quarry tiled floors and the splendid Georgian main staircase.

The present owner has carried out a significant amount of works both externally and internally over the last 3 years. These have included reroofing the rear slope main roof, repointing the chimneys and replacing the top layer of the main roof insulation with Thermafleecce. The tarmac driveway has also been resurfaced. Internal works include a new Worcester Bosch gas fired boiler, new wood burning stove in the sitting room, some replacement radiators and refitting most of the sanitary ware.

Lying off the reception hall is the sitting room with Adam style fireplace with woodburning stove and period cupboards together with French door to the garden. There is a separate dining room with fireplace in timber surround and en-suite shower room. Leading off the rear hallway is the cellar, cloakroom, breakfast kitchen and secondary staircase to the first floor.

The breakfast kitchen has a range of wall and floor mounted cupboards and a gas fired Aga. Beyond this is the substantial utility room, originally the back kitchen. This has a splendid large China laundry sink with wooden draining board, blue brick period tiled floor, larder cupboard with marble shelf.

The first/second floors provide 6 bedrooms, 5 of which have fine period fireplaces. There are 2 bathrooms including an en-suite walk in shower.

### Outside

The Red House is approached by a pathway to the front. To either side are extensive lawned gardens with a wide selection of mature trees and shrubs. A separate side pathway leads to the rear of the property.

The property is screened from Quarry Bank by yew and beech hedging.

The side and rear gardens are lawned and provide an impressive range of trees to include walnut, mulberry, Bramley apple, pear, plum and quince. There is a good-sized productive kitchen garden with a rabbit proof fence.

There is a separate rear driveway leading to a small single open fronted garage, currently used as a woodshed. Adjacent to this is parking for several cars. The driveway is bordered by a further lawn/orchard with some delightful birch trees.

Useful brick-built store and separate tool store.

### GENERAL INFORMATION

#### Services

Mains water, electricity, gas and drainage. Gas fired central heating.

#### Local Authority

Wychavon District Council Tel: 01386 565000

#### 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.

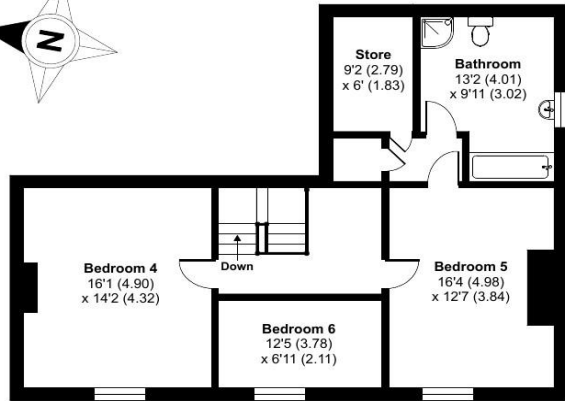
#### Directions

From Kidderminster take the A449 signposted to Worcester. Turn right signposted to Hartlebury and Stourport and proceed through the village passing the primary school on your right-hand side. A short distance after this turn left onto Quarry Bank, opposite the White Hart Public House. The Red House is situated just after the church on the left-hand side as indicated by the Agents for Sale board.

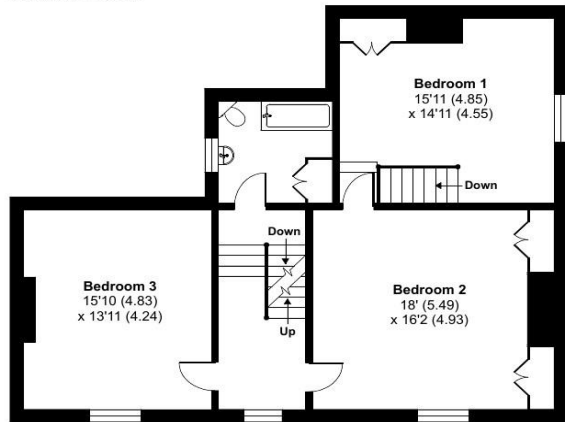
N.B Sales particulars amended November 2023. Some photos used within the confines of these particulars were produced in 2015.

Approximate Area = 3383 sq ft / 314.3 sq m

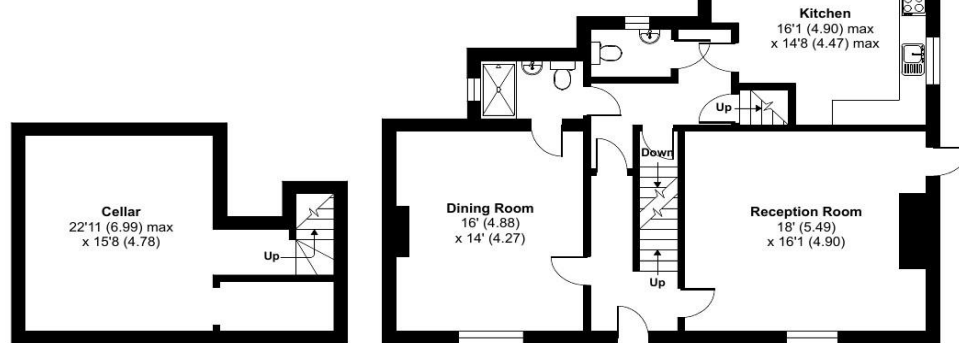
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

GROUND FLOOR



**G HERBERT  
BANKS**

EST. 1898

01299 896 968  
info@gherbertbanks.co.uk  
www.gherbertbanks.co.uk

The Estate Office, Hill House  
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

