



Allan Morris
estate agents

Whitbourne, Worcestershire.

Flat 5, Whitbourne Hall, Whitbourne, Worcestershire. WR6 5SE

Features

- 4 Bedrooms arranged over 3 floors
- Stunning south westerly views over ornamental garden
- Use of communal areas including gardens
- Personal use of 'kitchen garden' plot
- Approximately 11 miles from Worcester

A four bedroom converted Apartment arranged over 3 floors within this historic Grade II Listed property, designed in the classical Greek style, situated on the Worcestershire/Hereford borders.

Accommodation briefly comprises: Via Communal Entrance with Main Hall and staircase leading up to 'Flat 5' with Entrance Hall, Sitting Room with wood burner and stunning views over ornamental gardens and beyond, Kitchen/Dining Room with fitted Kitchen and breakfast bar area and Dining Room, again with views over garden, Utility. Stairs rise to first floor: Guest Bedroom 1 with glazed panels to rear and Velux skylight and En-Suite Shower Room, Bedroom 2 with wood floor and Mezzanine Landing overlooking Sitting Room and gardens, Bedroom 4 with storage and exposed wood flooring, Family Bathroom with part wood panelled walls, Velux skylights and separate shower. On the second floor: Bedroom 3 with exposed beamwork, Velux skylights overlooking glass top of Main Hall and additional work space area with further storage.

Outside: The property has the benefit of communal use of all the grounds and gardens, to include ornamental gardens and further area left for natural wilding. There is also a walled 'kitchen garden' with individual under parking for 2 vehicles.

AGENT'S NOTE:

Possibility of garaging on a 1st come 1st served basis. Pets are also allowed.





Directions:

Proceed from Worcester on the A44 Bromyard Road. After approximately 12 miles and after passing through the villages of Broadwas and Knightwick, turn right signposted Whitbourne at The Wheatsheaf Public House. Take the next left and on reaching next T junction turn left, signposted Tedstone Delamere. After a short distance, Whitbourne Hall can be located on the left hand side.

WAM 7109

Useful Information:

Tenure: Leasehold

EPC Rating: Grade II Listed

Council Tax Band: D





Total area: approx. 155.2 sq. metres (1670.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

KITCHEN / BREAKFAST / DINING ROOM:
26'2" x 13'0"

HALL:
8'6" x 6'7"

SITTING ROOM:
26'4" x 10'9"

FAMILY BATHROOM:
9'5" x 8'6"

BEDROOM 4:
12'10" x 8'6" maximum

GUEST BEDROOM 1:
16'11" x 13'0" maximum 10'5" minimum

EN-SUITE:
6'3" x 5'3"

BEDROOM 2:
14'6" to wardrobes x 10'8"

BEDROOM 3:
12'7" x 11'2"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ