



AP MORGAN

**Whitbourne Hall, Worcester**  
Offers Over £285,000



### Features:

- Self contained, luxury, first floor apartment
- Impressive columned entrance & communal atrium with Italian marble staircase
- Two double bedrooms, modern en-suite & GF W/C
- Lounge with feature log burner & mezzanine floor above
- Stylish fitted kitchen
- Four, grand communal reception/event rooms
- Stunning gardens, walled allotment & countryside surroundings
- Private driveway with communal off-road parking

### Description:

A luxury and truly unique first-floor apartment situated in the grand and elegant Whitbourne Hall which occupies eight acres of land and stunning gardens, located in the Herefordshire countryside close to the Hereford/Worcestershire border. The property is accessed via the grand pillared entrance opening into the impressive communal atrium boasting an Italian marbled staircase, Minton tiled floor, access to four shared reception rooms and views above to the Venetian style glass roof. Upstairs the first floor apartment shares a lobby area with door opening into the lounge providing feature fireplace with Franco Belge log burner and double height ceiling, a w/c with utility area for a washer/dryer, stylish fitted kitchen comprising of space for a tall standing fridge/freezer, range style cooker with extractor hood over, inset sink and integrated Neff dishwasher. Upstairs to the first floor offers a mezzanine office area overlooking the lounge and access to a double bedroom two, further stairs lead up to the master bedroom, benefitting from bespoke fitted wardrobe units, eves storage and a large en-suite bathroom providing a walk in shower, separate bathtub and bidet. Further benefits include mains electric water and LPG gas, own Victorian sewage works, access to large reception rooms for private functions, stainless steel lined chimney and shared cellar storage space. Outside the property sits on beautifully maintained formal gardens with immaculate lawns, Italian landscaped garden with fountain, walled garden with allotments and greenhouses, large private drive with communal parking, log and bike sheds, separate large garage and workshop (by separate negotiation) all surrounded by stunning countryside views and working farmland. The property maintains a tight sense of community while also allowing privacy. Located a short distance from Whitbourne Village offering shop, local pub and village hall. The property is also within easy reach of major road links including the M5 for further travel.





**Details:**

**Communal Lobby**

**Lounge**

18' 3" x 13' 8" (5.56m x 4.16m) max

**Utility/ W/C**

**Kitchen**

12' 3" x 8' 5" (3.73m x 2.56m)

**First Floor**

**Mezzanine/study**

13' 10" x 13' 7" (4.21m x 4.14m) max

**Bedroom Two**

11' 7" x 8' 6" (3.53m x 2.59m)

**Second Floor**

**Master Bedroom**

18' 6" x 14' 1" (5.63m x 4.29m) max

**En-suite**

11' 2" x 8' 5" (3.40m x 2.56m)

**EPC Rating:** N/A

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 910 300.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

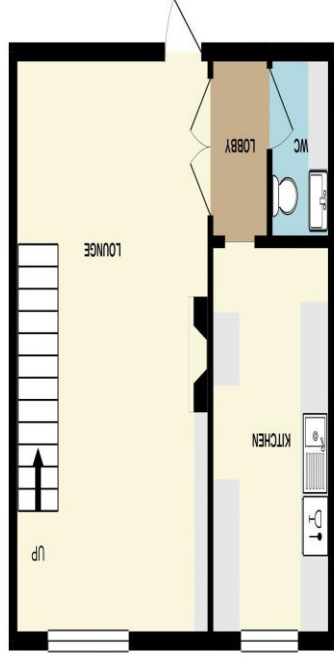
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

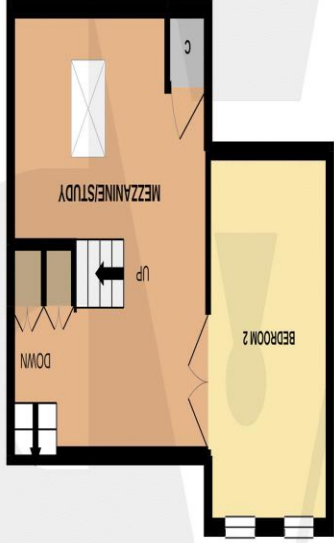
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

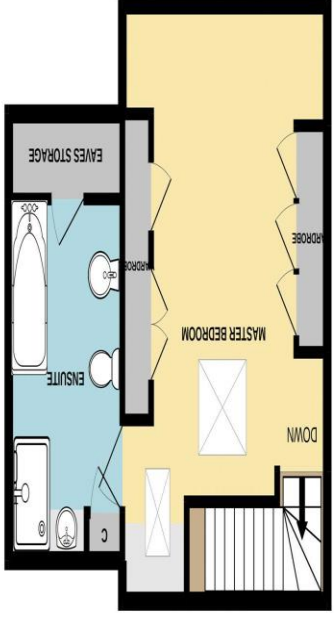
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



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ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.

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