



Littleton Grange, Linley Green Road, Whitbourne, WR6 5RE





**Littleton Grange
Linley Green Road
Whitbourne
Herefordshire
WR6 5RE**

Summary of Features

- Substantial 4 bedroomed Barn Conversion
- Self-contained one bedroom annex
- Large parking area and courtyard
- Adjoining one acre paddock
- Solar Panels & Airsource Heating
- Traditional features throughout
- Additional land available by separate agreement.

Guide Price £950,000

**Linley Green 1 Mile | Suckley 3 Miles
Worcester 11 Miles | Ledbury 15 Miles**

Situation

Linley Green is a charming rural hamlet in Herefordshire, nestled near the Worcestershire border. Just a few miles from Bromyard, it enjoys easy access to a variety of nearby communities and amenities. In the local area, you'll find excellent dining options such as Pensons in Tenbury Wells, The Baiting House in Upper Sapey, and Holloways in Suckley, not to mention The Talbot in Knightwick. Less than three miles away, the historic market town of Bromyard offers a comprehensive range of services, including local butchers and farm shops, petrol stations, independent retailers, pubs, bars, schools, dentist and cafés.

Littleton Grange

Littleton Grange is a substantial timber framed barn conversion with adjoining self contained one bedroomed annex, courtyard area and adjoining paddock extending to around an acre. The barn was converted in around 1999 and retains an abundance of traditional features including exposed timbers, flagstone floors whilst including modern amenities such as ensuites, air source heating and solar panels. We understand the Annex was converted around five years ago. We understand there is additional land available to purchase by separate negotiation.





The accommodation briefly comprises:

Entrance Hall

an impressive entrance hall with full height windows, flagstone floor and exposed beams, wooden staircase to the first floor and doors to lounge and drawing room.

WC

with wash-hand basin and toilet

Drawing Room

with a flagstone floor, exposed beams and woodburner with timber and brick surround, dual aspect windows

Lounge

with a flagstone floor, exposed beams and window overlooking the rear courtyard

Dining Room

with exposed timber ceiling and wall beams, laminate floor and dual aspect windows, open archway to kitchen

Kitchen

with flagstone floor, dual aspect windows, timber cabinets with granite worktop, gas AGA with brick surround, butler sink, seperate electric hob and oven

Utility Room / Pantry

with flagstone floor, exposed beams, airtsource heating equipment and door to rear courtyard

First Floor

Landing

large galleried landing with windows to the front and full height windows to the rear Courtyard.

Master Bedroom

Large double bedroom with exposed timbers, wooden floor and dual aspect windows.

Ensuite

with wash hand basin, toilet and walk-in shower

Dressing Room / Bedroom 4

with built-in wardrobes, dual aspect windows and wooden floor.

Bedroom Two

Large double room with exposed wall and ceiling timbers, wood floor and window overlooking the rear courtyard.

Bedroom Three

double bedroom with exposed timbers, timber floor and window over rear courtyard.

Ensuite

with toilet, wash hand basin and walk-in shower



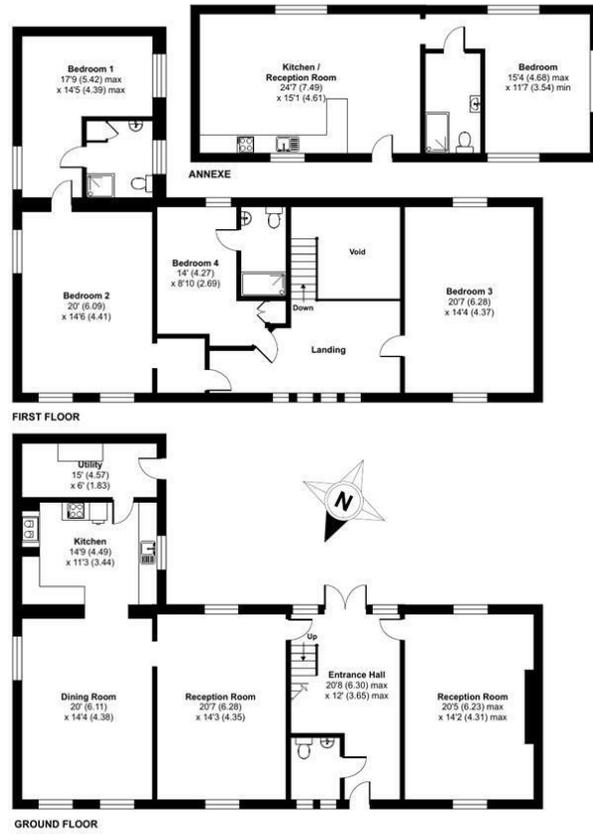
Linley Green Road, Whitbourne, Worcester, WR6

Approximate Area = 2773 sq ft / 257.6 sq m

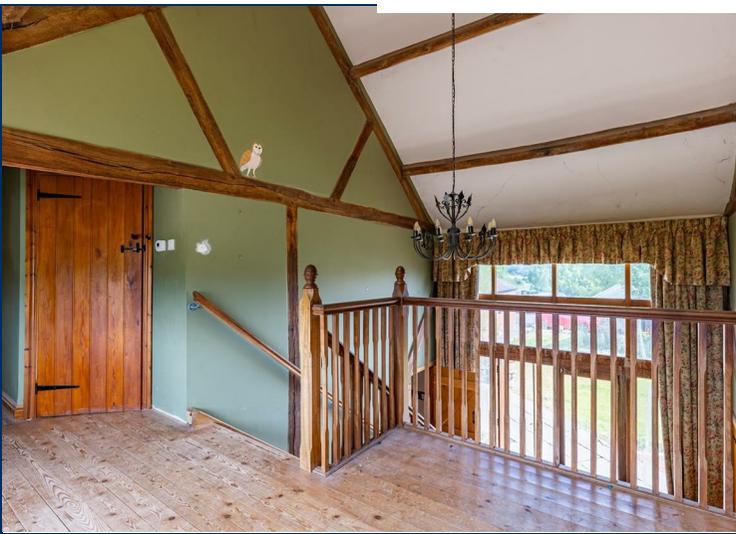
Annexe = 664 sq ft / 61.6 sq m

Total = 3437 sq ft / 319.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sunderlands. REF: 1327327



ANNEX

An attached brick single storey one bed roomed self-contained annex.

The accommodation briefly comprises:

Open Plan Kitchen, Lounge and Dining Room

with base units and breakfast bar, laminate floor, exposed beams and dual aspect windows

Bathroom

with walk-in shower, pedestal wash hand basin and toilet

Bedroom

Double bedroom with window overlooking the side paddock

Externally

The property benefits from a sweeping gravelled driveway to the rear private parking area. The rear courtyard includes a traditional covered seating area perfect for those summer evenings.

Land

The property includes an adjoining paddock extending to around one acre. The paddock benefits from its own roadside access and a new grass ley has been established. We understand additional land may be available by separate negotiation.

Council Tax Band

F

Energy Performance Certificate

The property has an EPC Rating of B.



Tenure

The annex is currently let but we understand vacant possession will be available upon completion if desired.

Services

We understand the property benefits from mains water, mains electricity, air source heating, solar panels, broadband and shared private drainage. The annex benefits from underfloor heating throughout.

Boundaries, Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

The Vendors will erect a new hedgerow along the southern boundary between the points A-B on the plan within 12 months of completion.

Viewing & Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01432 356161 (Option 3)

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

Town & Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



Misrepresentations Act

- (a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.
- (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.
- (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.
- (d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

Inconsistency

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. External photographs taken July 2025.

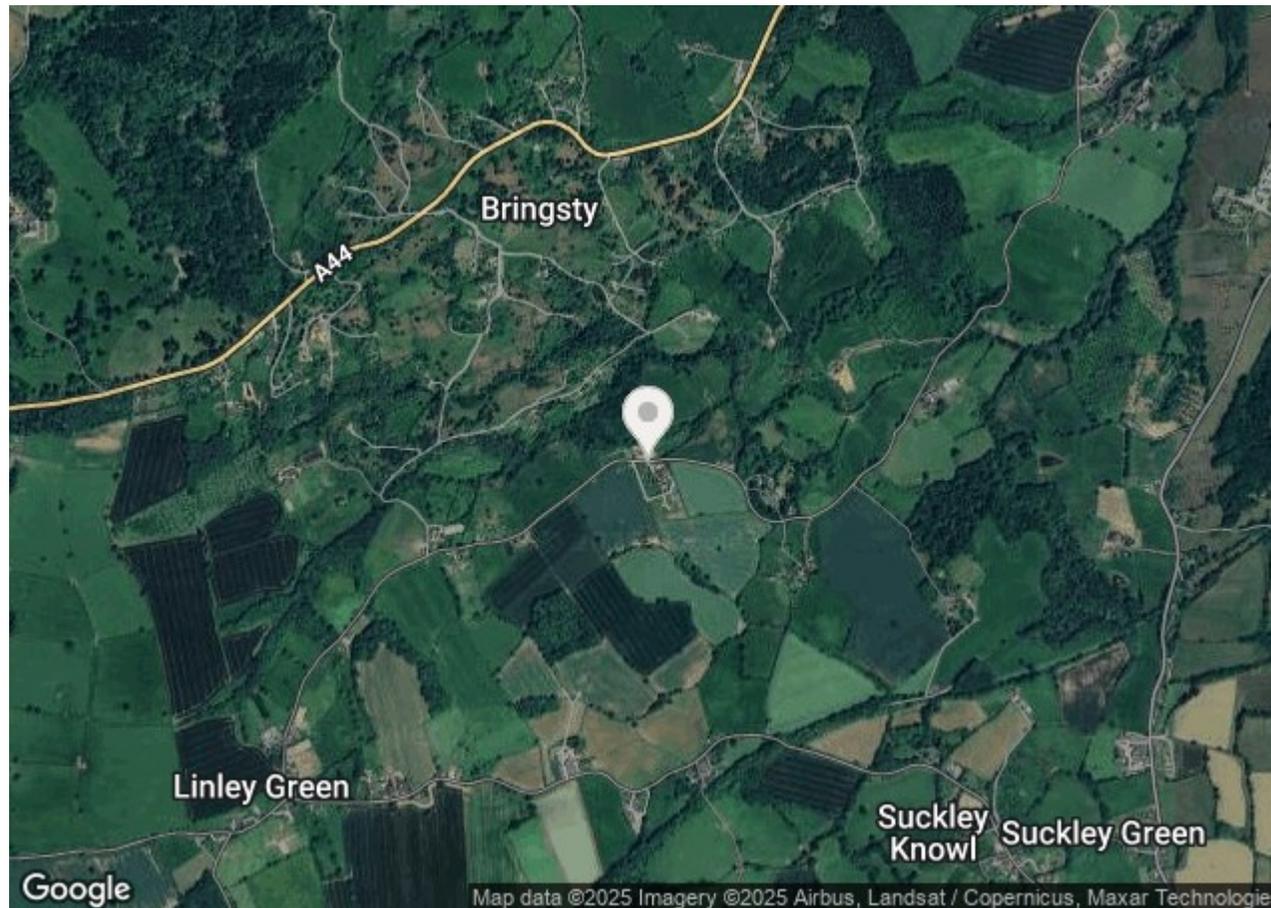
HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

What3Words:

///windpipe.those.sugars

Directions

From Bromyard, head towards Worcester on the A44 Road, after 1 mile turn left signposted Malvern (B4220). Continue along this road for around 1 mile then take the left hand turn signposted Linley Green / Suckley. Continue along this road then turn left at the T junction signposted Whitbourne/Knightwick. The property is located around a mile down this road on the right as per the agents For Sale board.



Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request. Barn photographs taken July 2025. Annex photographs taken when vacant in XXXXXXX.