

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



FOR SALE BY WAY OF PUBLIC AUCTION ON THURSDAY 19TH JUNE 2025 (UNLESS SOLD PREVIOUSLY) AT THE FEATHERS HOTEL LEDBURY HR8 1DS AT 6.00 P.M.

IN NEED OF RENOVATION A CHARMING DETACHED CHARACTER PROPERTY SITUATED WITHIN THE VILLAGE OF HOARWITHY IN THE PICTURESQUE WYE VALLEY ENJOYING VIEWS OVER THE RIVER WYE WITH FISHING RIGHTS, BOAT STORE, GARDEN AND OFF ROAD PARKING.

EPC F.

GUIDE PRICE £150,000

Withy Cottage – Guide Price £150,000

Hoarwithy, Hereford, Herefordshire, HR2 6QS

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Withy Cottage

Location & Description

Hoarwithy is a picturesque village situated within the Wye Valley AONB. The popular New Harp Inn, which offers local ales, good food and post-office services is a short walk from Withy Cottage. Also on the outskirts of the village are two more excellent pubs, the Loughpool and the Cottage of Content. The village's Italian Romanesque church, St Catherine's, is famous for its campanile and mosaics.

The historic riverside town of Ross on Wye is approximately 6 miles distant and offers a wide range of local amenities including Ross Labels Shopping Complex, pubs, hotels, restaurants, small theatre, library and also enjoys a twice weekly market held at the 16th Century Market House, which acts as a focal point for the local community. There are a number of leisure facilities, which include the Swimming pool, Halo Gym and Fitness Centre, and of course, the beautiful River Wye, where scenic walks can be enjoyed.

Ross on Wye enjoys excellent road connections being situated in close proximity to Junction 1 of the M50. The city of Hereford with a more comprehensive range of facilities is located approximately 8 miles distant.

Property Description

In the style of the Victorian Arts and Crafts movement, complete with stained glass windows, feature staircase and rooftop gargoyles, Withy Cottage was built on the site of an old fisherman's cottage (Folly Cottage) some time between 1907 and 1923.

The cottage was named after the withy (willow) trees planted by a former tenant on the banks of the Wye to dry fishing nets on. The house comes with fishing rights (one rod to fish for Salmon, trout and coarse fish) over the bank immediately in front of the house and various other parts of local common land.

This charming detached property offers spacious accommodation on the ground floor. A small, enclosed porch leads to a large dining room with original stained glass windows, exposed timbers and feature fireplace. The large living room has a semi-separate sun room with wonderful river views and there is a separate kitchen and third bedroom or study at the back of the property. A generous staircase takes you to the first floor and its spacious landing. The large master bedroom has a semi-separate reading room/ study with large picture window enjoying views to the river. There is also a further bedroom with river views and a bathroom.

Outside, steps lead up from the road to a paved foregarden attractively planted with an array of seasonal flowers and bulbs.

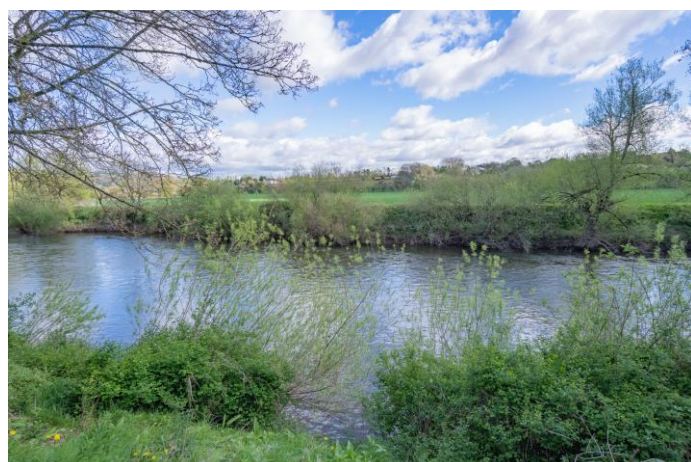
The property benefits from off-road parking for two vehicles. Under the house is a large storage area, fronted by a door, suitable for storing canoes or other boats.

The property offers much scope for improvement to create a truly individual home in a wonderful setting.

ACCOMMODATION

Porch With window to front. Stained glass window. Part glazed entrance door to:





Dining Room 4.44m (14ft 4in) x 5.94m (19ft 2in) A charming room with elegant staircase, exposed timbers, original stained glass window and recessed fireplace. Understairs WC. Open to:

Kitchen 4.52m (14ft 7in) maximum x 3.72m (12ft) maximum Windows to front and side. Sink unit with work surface over. Space for fridge freezer. Plumbing for washing machine.

Living Room 5.14m (16ft 7in) x 5.01m (16ft 2in) With exposed floorboards and beams. Electric heater. Open to:

Sun Room 5.01m (16ft 2in) x 2.35m (7ft 7in) maximum With picture window and views to the river. Sliding doors giving access to the paved terrace to the front of the property.

Bedroom 3/ Study 4.06m (13ft 1in) x 3.33m (10ft 9in) Exposed floorboards. Windows to side and rear.

Landing Spacious landing with windows to front and rear. Access to roof space. Doors to:

Bedroom 1 4.18m (13ft 6in) x 5.01m (16ft 2in) maximum With exposed floorboards. Window to side. Open to:

Reading Room/Study 5.01m (16ft 2in) x 2.53m (8ft 2in) Attractive arched picture window with river views. Wooden flooring.

Bedroom 2 4.31m (13ft 11in) x 3.35m (10ft 10in) Windows to front and side with river views. Exposed floorboards. Electric storage heater.

Bathroom 4.31m (13ft 11in) x 2.89m (9ft 4in) Suite comprising corner bath, WC and wash basin. Tiled shower cubicle. Airing cupboard with hot water tank. Electric heater. Exposed floorboards. Windows to front and side. Leaded window to landing.

Outside The property is set back from the road behind a stone wall with gated access and steps leading to the paved foregarden with attractive seasonal planting and a delightful willow tree. A path winds its way through the garden to a paved courtyard with outside tap and storage. Underneath the property has a useful boat store.

Agents note – there was a landslip in the garden of the property around 1 year ago. Further details are available from the agents office.

Directions

From Ledbury take the A449 Ross Road for approximately 10 miles. At the Travellers Rest roundabout take the 3rd exit and stay on the A449. At the Over Ross Roundabout take the 3rd exit onto the A40 signposted Monmouth / South Wales. At the next roundabout take the 4th exit into the A49 to Hereford. After a short distance turn right signposted Hoarwithy. Continue for a short distance where the property will be located on the left hand side.



Services

We have been advised that mains electricity and water are connected to the property. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

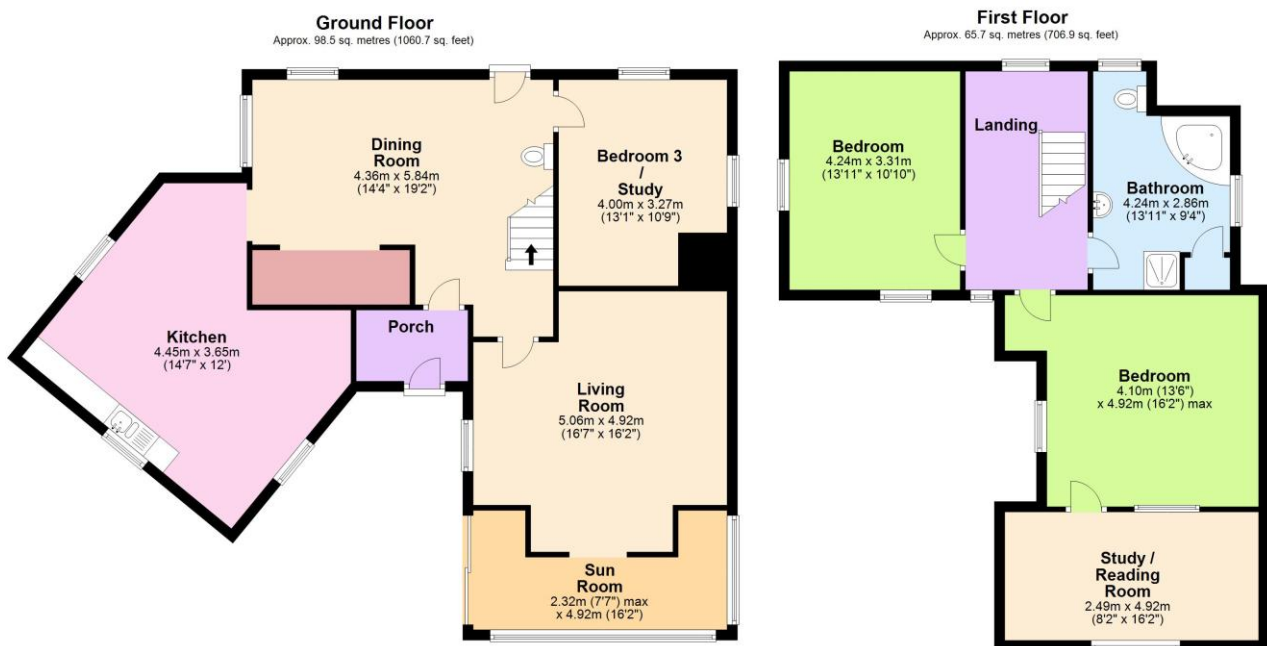
By appointment to be made through the Agent's Ross-On-Wye Office 01989 768320.

Council Tax

COUNCIL TAX BAND "E"

EPC

The EPC rating for this property is F (24).



Total area: approx. 164.2 sq. metres (1767.7 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Enceft Ltd Plan produced using PlanUp.

Withy Cottage, Hoarwithy

Auction info

For Sale By Auction Information for prospective bidders at auction.

Bidders registrations - potential buyers are required to register their details before bidding. At registration you will need to provide your full name and address and the solicitor/legal representative who will be acting on your behalf. You will also need to prove your method of payment of the deposit and that you have necessary proof of identify to comply with money laundering regulations. You are advised to register prior to the date of the auction at one of the offices and you will need to bring your proof of identify with you to the sale where you will be allocated a personal bidding number which will enable you to bid. A bidders registration form is available upon request. Please bring this along to one of our offices at least 48 hours prior to the auction or ensure that you attend the auction registration desk at the auction venue at least 30 minutes before the advertised start of the sale. There is no charge for registration. The auctioneer reserves the right to refuse a bid where registration has not taken place and to offer the lot to the under bidder.

Proof of identity

In compliance with Money Laundering Regulations bidders are required to provide photographic identification and evidence of residency. Buyers must provide the following:

1. Photographic identify document such as a current passport or UK driving license AND
2. An original utility bill, building society or bank statement, council tax bill or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last 3 months and provides evidence of residency at the correspondences address stated on the registration form.

If the bidder is acting on behalf of another party they will be required to provide the documents above for themselves and for the named buyers for whom they act, as well as providing a letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required together with written authority from the company and a copy of the certification of incorporation. It is advisable to ensure that this process is satisfactorily completed and approved well before the sale.

Deposits A deposit payment, which is payable on the fall of the hammer, is calculated at 10% of the purchase price (or £3000 whichever is greater). Buyers should arrange to bring either a bankers draft/counter cheque, building society draft or debit card to the sale room to cover their maximum bid. Personal and company cheques will not be accepted unless agreed by prior arrangement even if you are well known to us and have bought from us previously. If you wish to pay by personal or company cheque you should contact us at least 3 working days prior to the auction. A £20 fee will be charged (payable in cash only) upon acceptance of any personal or company cheque to cover the bank chargers for special clearance. Buyers may pay deposits by either Maestro or Visa debit cards (not credit cards). Transactions must be in person and cannot be accepted over the telephone. Buyers should note that cash will not be accepted for deposit payments. Important all buyers are advised to inspect all available legal documentation prior to bidding and you will be deemed to fully understand your liabilities if successful. Liabilities could include stamp duty, land registry fees and VAT which may become payable upon completion in line with any property transaction whether it is be auction or private treaty. If you are in any doubt you should seek advice from your own professional advisors.

AUCTION GUIDE PRICE An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to persue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE This is seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. A reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Solicitors/Legal Pack The solicitors acting on behalf of the vendors in the sale of Withy Cottage are HCR Law Ross On Wye.



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.