



3 Wyeside Cottages, Whitney-on-Wye, Hereford, HR3 6ER



**Sunderlands**

Residential Rural Commercial



**3 Wyese Cottages**  
**Whitney-on-Wye**  
**Hereford**  
**Herefordshire**  
**HR3 6ER**

Summary of features:-

- A detached period cottage
- Three bed accommodation
- Set overlooking the River Wye
- PV solar panels
- Double bank fishing rights over approx. 840 yards

**Hay-on-Wye 5 miles**  
**Kington 8 miles**  
**Hereford 18 miles**

### Description

3 Wyese Cottages is a detached three bed cottage with delightful views over the river Wye and beyond to the Black Mountains. The property has the benefit of double bank fishing rights over approx. 840 yards.

### Situation

Whitney-on-Wye is found in the heart of the Wye Valley and has facilities including a petrol station and village stores, a church and a public house.

A larger range of services and facilities can be found in the excellent and renowned book town of Hay-on-Wye. Facilities include a supermarket, wide selection of independent boutique shops, public houses, restaurants, & cafes. There are also two dental practices, a medical practice, a primary school, post office and a church.

More extensive services including independent education and the nearest rail links are found in the cathedral city of Hereford.

### The Accommodation

The property is entered through the front door into a dining room with a bay window, stone fireplace and a woodburning stove. A door leads through to the ground floor bedroom which features fitted wardrobes and an en-suite wetroom with w.c, basin and shower. The bedroom also has a window to the front and double doors leading to the outside.

From the dining room a further door gives access to the kitchen with fitted units and worktops, a stainless-steel sink and a window looking out over the fabulous views. There is also a useful pantry and some additional understairs storage.

The sitting room is generous in proportion with a stone open fireplace, a picture window and door overlooking the river and beyond towards Cusop Hill and the Black Mountains.

From the kitchen, a staircase leads to the first-floor landing which has a window to the front and provides access to two further bedrooms and the family bathroom. Both bedrooms are considered double in proportion and have recessed storage areas and windows to the front taking advantage of the views.

The family bathroom is equipped with a corner panel bath, w.c, bidet, wash-hand basin and a window to the front.

### Outside

The property has two driveways and can be approached from either side. To the western side there is a carport (6.18m x 3.19m) with light and a power socket. There is also further parking towards the main road.

On the eastern side of the property there is a second driveway with a garage / workshop (3.40m x 9.55m) which is of block construction and has an up and over door, a window, a pedestrian door, work benches, power and lighting.

To the front of the house and leading down to the river, there is a pleasant cottage

garden which leads to a paddock area, the riverbank and river frontage. Adjacent to the garden there is also a disused fishing hut.

### Fishing Rights

The fishing rights extend to both banks for approximately 840 yards.

Although this stretch of the river has not been extensively fished in recent years there are no records available for recent catch recordings.

Please note – for anyone interested in the fishing a sketch plan of the fishing right can be provided upon application.

### Services

We are advised that the property is connected to mains water, mains electricity, private drainage and LPG gas-fired central heating. Please note the services or service installations have not been tested.

### Council Tax Band

Herefordshire County Council "F".

### Tenure

Freehold with vacant possession upon completion.

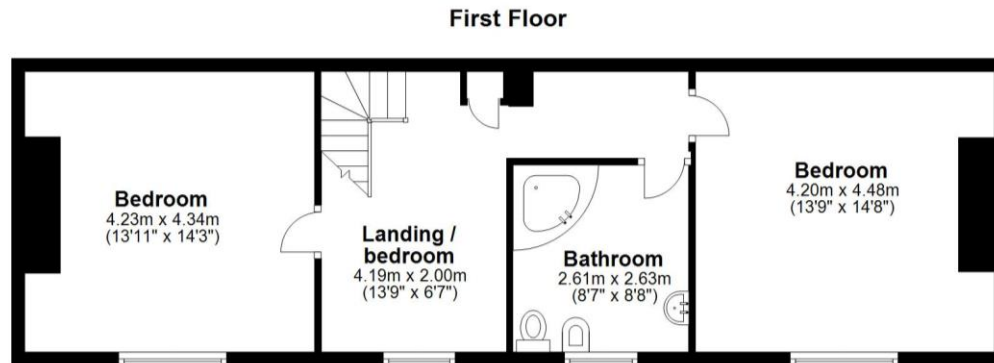
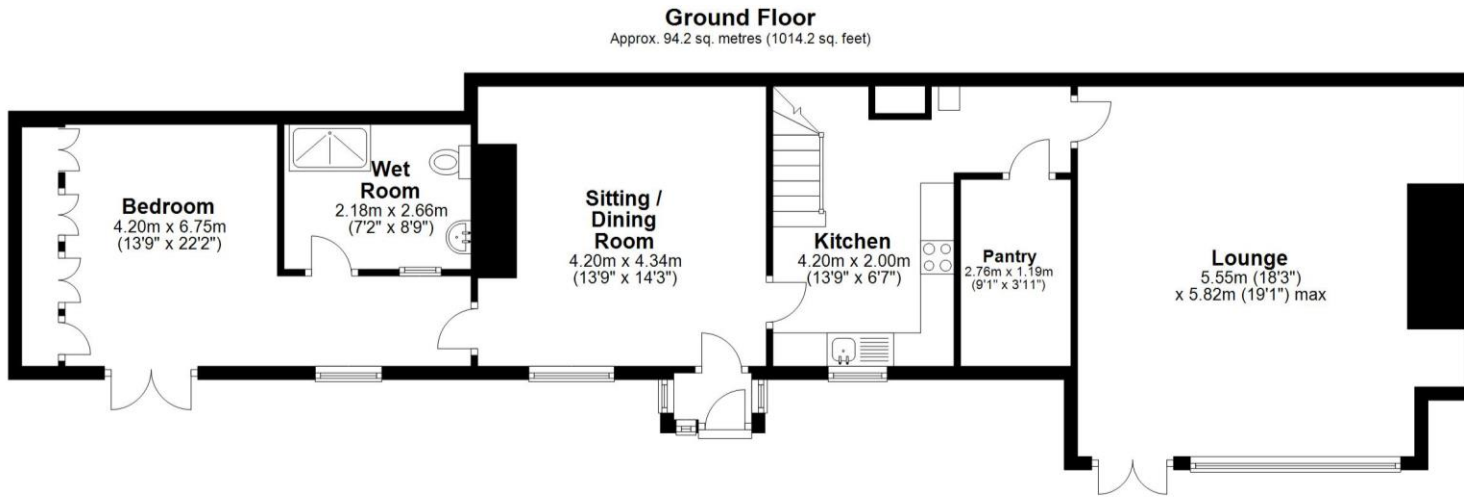
### Directions

From Hay-on-Wye take the B4351 passing over the River Wye and continue to Clyro. In Clyro turn right onto the A438 towards Hereford. Continue through Bronydd and

Rhydspence and on leaving Rhydspence the opposite the next turn (signposted Brillley), the property will be found on the right-hand side as indicated by the agents For Sale board.

What3Words – remodel.amaze.forms





Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

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.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

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Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

Out of hours contact:

Harry Aldrich-Blake 07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		<b>83</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	<b>34</b>	
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	