

# WOODBINE VILLA





3 Pavement House  
The Pavement  
Hay-on-Wye  
HR3 5BU  
Tel: 01497 822 522  
[hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)  
[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

### WOODBINE VILLA

Brilley, Whitney-on-Wye, Hereford, HR3 6HZ

A Unique opportunity to acquire a fantastic small holding in the beautiful Wye Valley Area

*Hay-on-Wye 7.2 miles  
Kington 8.2 miles  
Hereford 15 miles  
Brecon 21 miles*

3.85 Acres of Gardens and Grounds  
4 Bedroom Residence  
Modern Outbuilding  
Superb Tranquil Setting

**FOR SALE BY PRIVATE TREATY**





## DESCRIPTION

The sale of Woodbine Villa represents an exciting opportunity to purchase a delightful small holding in the heart of the Herefordshire Countryside. The house is substantial, comprising four-bedroom accommodation, and is set within approximately 3.85 acres of ground comprising a large rear garden and three separate paddocks. Woodbine Villa has the potential to be transformed into a wonderful family home.

## SITUATION

This part of Brilley is found just over the English side of the border within the Wye Valley area. Brilley itself has a church and village hall with a garage and public house nearby in Whitney-on-Wye.

Hay-on-Wye is some 7.2 miles away and is found within the Brecon Beacons National Park (Bannau Brycheiniog). Hay is a delightful borders market town famed as “The Town of Books” and for the Hay Festival held annually in the Spring. The town is a well-known tourist destination and is close to a wide range of recreational activities amidst the beautiful countryside.

Hay-on-Wye has an excellent range of services and facilities including two dental surgeries, a medical practice, post office, cinema, chemist, butchers, green grocers, bakeries and a larger cooperative supermarket. Education in the area is also well provided for with a primary school within the town itself and further education facilities in nearby villages. More comprehensive facilities can be found in the large Cathedral city of Hereford, which is found some 15 miles away.





## ACCOMODATION

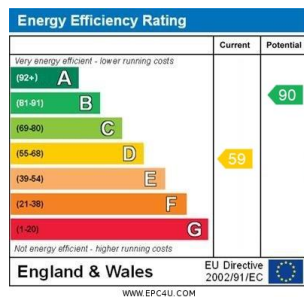
The property benefits from spacious ground floor accommodation that includes a large kitchen/dining room, two sitting rooms, larder, utility and boiler room. Upstairs the property is equipped with four bedrooms, a large landing area, bathroom and separate WC. The property has the potential to be extended into the garage area, subject to necessary planning consents.

## OUTSIDE

A particular feature of this property is the adjacent outbuilding which provides potential for a host of various uses and activities. This building is steel portal framed, has a concrete floor throughout and lies under a fiber cement roof. The building is also served with an electricity supply. To the rear and side of the house is a large garden and three separate grazing paddocks that extend to approximately 3.85 acres that provide excellent outdoor space. The property benefits from an adjoining double garage together with external parking space.

## SERVICES

The property is served with mains electricity together with a private solar supply, mains water and private drainage. We understand that central heating is provided via a Thermorossi wood pellet fired boiler.





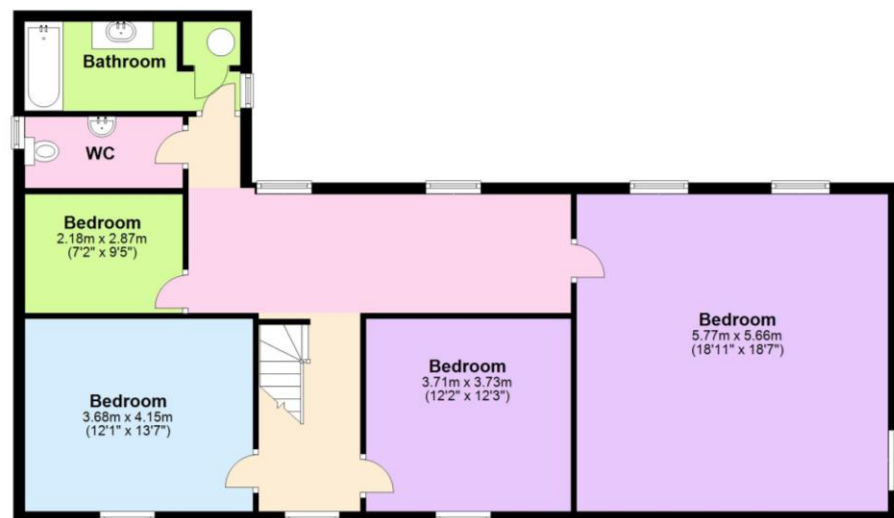




## Ground Floor



## First Floor



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



## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Herefordshire Council Band "E".

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of hours contact:

Rory Matthews 07983 465 226 or

r.matthews@sunderlands.co.uk

## MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

## WAYLEAVES EASEMENTS AND 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 AND 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.

## 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.

## 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 this 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.

## 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.

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

## HEALTH & SAFETY

All viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and must be accompanied by the agent and neither the agents nor owners of the property take any responsibility for any injury however caused.

## WHAT3WORDS DIRECTIONS

///chilled.spacing.melts



