



The Wood, Whitney-on-Wye, Hereford, HR3 6HX





**The Wood  
Whitney-on-Wye  
Hereford  
Herefordshire  
HR3 6HX**

Summary of features:-

- A charming Grade II listed Georgian period house
- Set in approximately 18 acres of grounds and land
- A range of stone outbuildings
- Found in a quiet location with beautiful views
- In need of modernisation and improvement

**Hay-on-Wye 7 miles  
Kington 7½ miles  
Hereford 17½ miles**

### Description

The Wood is a delightful Grade II listed house found nestled above Whitney-on-Wye with commanding and distant views of the beautiful Herefordshire countryside. The property is set in approximately 18 acres of grounds and pasture with mixed woodland areas to the north.

The house does require modernisation and is for sale with a range of outbuildings with potential for further development subject to the necessary planning consents.

### Situation

The property is found on the edge of Whitney-on-Wye which is a village in the heart of the Wye Valley with a petrol station and stores, church and a village hall.

A wider range of services and facilities can be found in the renowned market town of Hay-on-Wye. Services include a supermarket, a wide range of independent shops, public houses, cafes and restaurants, a medical practice, two dental surgeries, a cinema and a post office.

Additional services including the nearest rail links can be found in the Cathedral city of Hereford.

The nearest motorway links are found at Ross-on-Wye for the M50, Newport for the M4 and Worcester for the M5.

Hay-on-Wye is also located on the eastern edge of the Brecon Beacons National Park offering opportunities for a wide range of leisure and recreational activities.

### The Accommodation

The property is entered through the front door into a hallway. On the left a door leads to the drawing room with a fireplace and two bay windows.

The sitting room has a bay window to the front and a door into the kitchen and utility areas.

The kitchen is equipped with a range of units, a butler sink and a solid fuel rayburn. There are also two further storerooms on the ground floor.

An elegant staircase leads to the first-floor landing providing access two four of the bedrooms and a family bathroom.

The two front bedrooms take full advantage of the far-reaching views.

The staircase continues to two further attic rooms on the second floor offering potential for additional bedroom space.

### Outside

Adjoining the house there is a range of outbuildings including the following –

**Garage** 4.40m x 4.20m

**Barn 1** 6.40m x 3.60m

**Barn 2** 6.40m x 5.90m

**Store and former stable** with a part concrete and part cobblestone floor 5.50m x 4.80m

**Former Cowshed** with concrete floor and steel cubicles and a hayloft over 4.57m x 5.46m

**Steel Corrugated Barn** with timber frame and concrete floor 5.20m x 9.20m



## The Land

The land lies to the north and east of the house and is separated into four enclosures mainly laid to pasture along with additional areas of mixed species woodland. The land offers a genuine lifestyle opportunity for keeping a small head of livestock or potential for equestrian activities given the network of quiet country lanes and bridleways.



## Services

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

## Council Tax Band

Herefordshire County Council Band "G".

## Tenure

Freehold with vacant possession upon completion.



## Directions

From Hay-on-Wye proceed north-west into Clyro then take the A438 towards Hereford. Follow the road into Whitney-on-Wye passing the petrol station then take the next turning on the left (signposted Michaelchurch-on-Arrow) Continue for approximately 1/2 a mile to the crossroads then turn left continuing for a short distance before taking the right-hand fork. Continue along this lane to the small T-junction and then turn right.

Proceed along this lane for approximately 0.4 miles where the property will be found on the right-hand side.

W3W ///

## Viewing and Contact Details

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

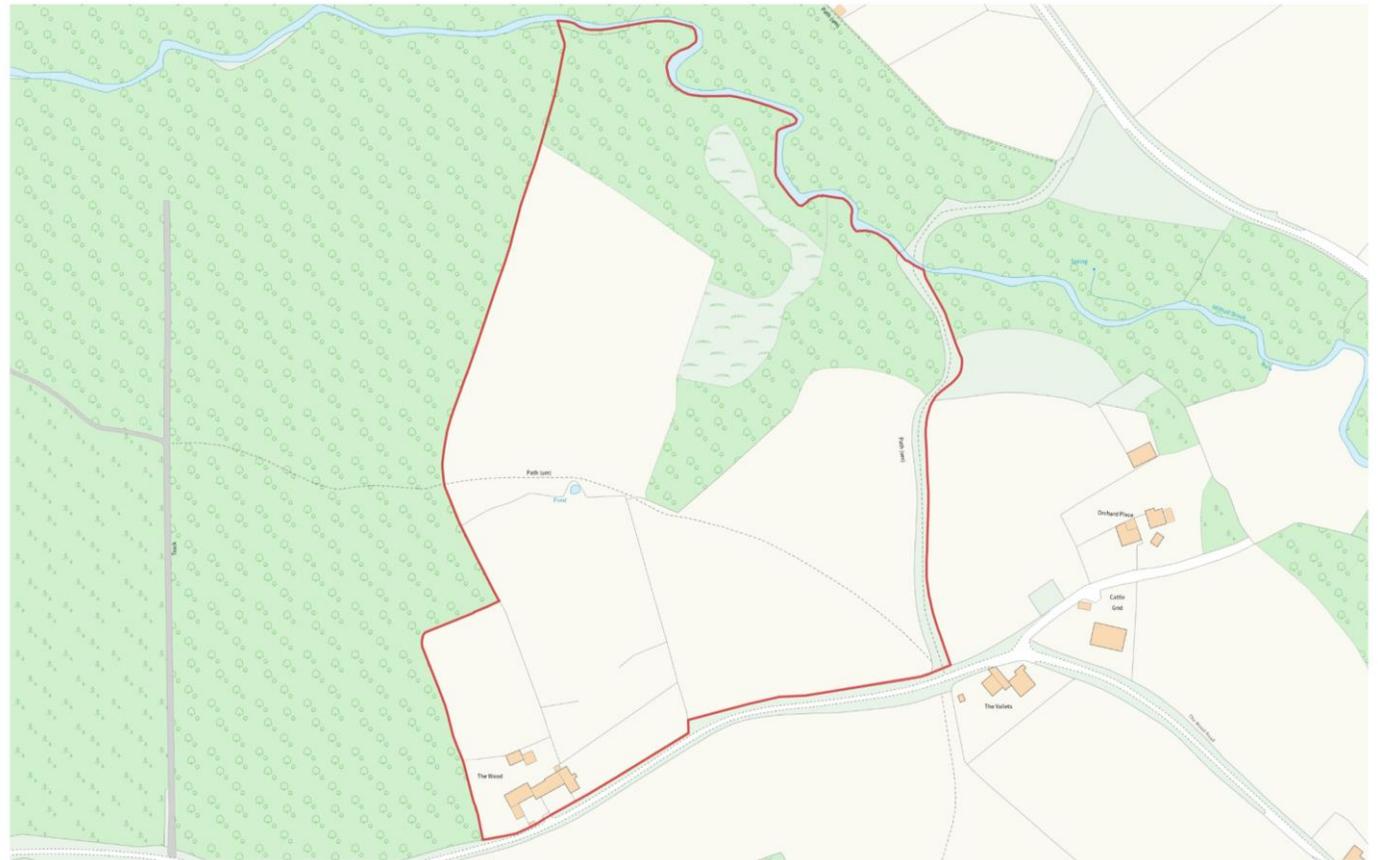
Contact tel: 01497 822522

Office opening hours:

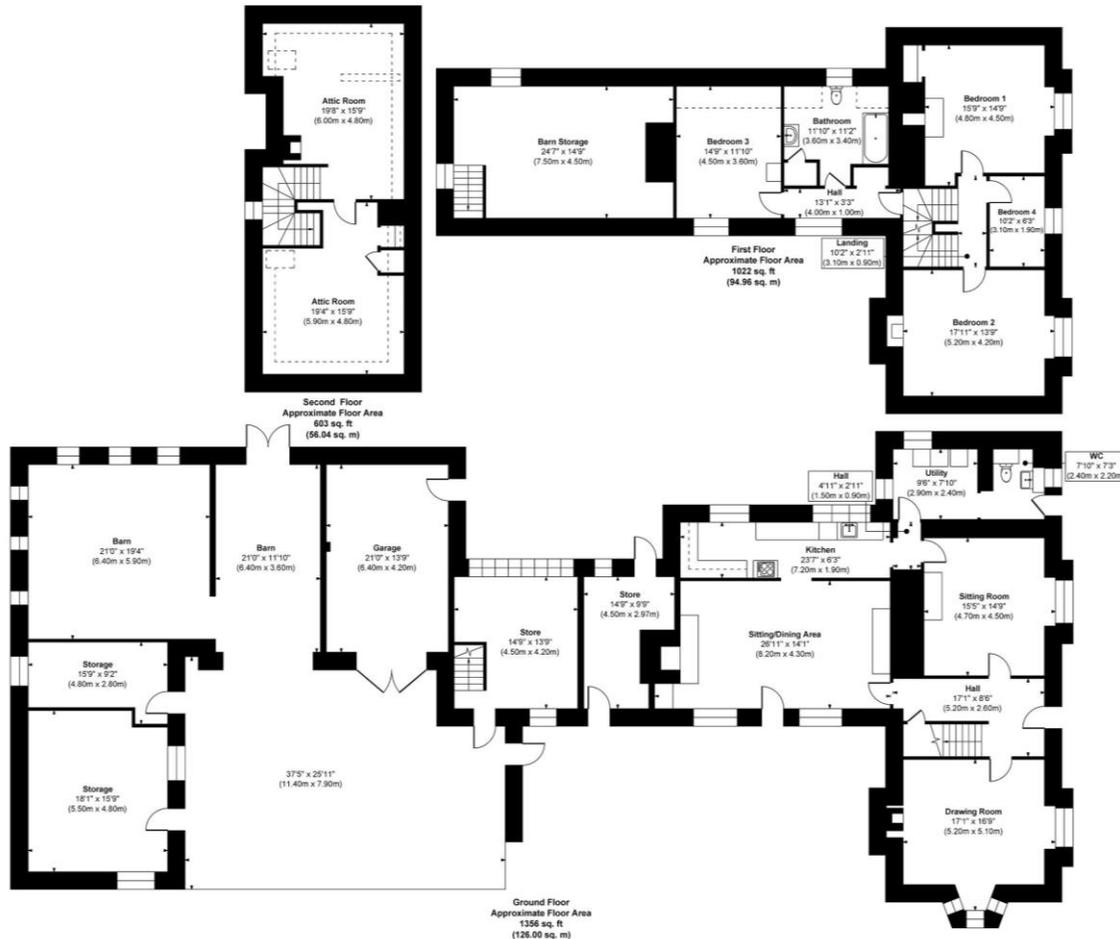
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



## The Wood, Whitney-on-Wye, Hereford, HR3 6HX



**Approx. Gross Internal Floor Area**  
**Main House = 2981 sq. ft / 277.00 sq. m**  
**Garage = 289 sq. ft / 26.88 sq. m**  
**Outbuilding = 1771 sq. ft / 164.62 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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### Viewing by appointment through Sunderlands

#### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
 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	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	8	72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.