

Whitehouse, Whitestone, Hereford, HR1 3SB
Price £379,950

Whitehouse Whitestone Hereford

This three bedroom detached cottage located in the village of Whitestone adjacent to the popular village of Withington, just 4 miles east of the city of Hereford. It has a good range of local amenities including primary school, post office, church, village shop, village hall and in the attached hamlet of Cross Keys there is a public house. The property enjoys easy access onto the A4103 towards Worcester and the M5.

In brief the accommodation comprises: entrance hallway, kitchen/ breakfast room, living room, dining room, to the first floor are three bedrooms and a family bathroom. The property has the benefits of gas heating, PVCu double glazing, off road parking, garage and a good size garden.

- Detached Cottage
- No upward chain
- Three bedrooms
- Two reception rooms
- Kitchen/ Breakfast Room
- Family bathroom
- Detached Garage
- Drive way
- Good size garden

Material Information

Price £379,950

Tenure: Freehold

Local Authority: Hereford council

Council Tax: E

EPC: E (46)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		

Dimensions

Livingroom 15'9" x 12'10"
 Kitchen/Breakfast room 18'1" x 10'0"
 Dining room 11'5" x 10'0"
 Bedroom One 15'9" x 12'11"
 Bedroom Two 11'4" x 10'6"
 Bedroom Three 9'5" x 6'8"

Property Description

Double glazed entrance door, door to the garden, PVCu double glazed window to the front, radiator, under stairs cupboard and stairs to the first floor. With double aspect glazed windows to the front and rear, door leading to the garden, radiator, woodburner, Fitted with a matching range of wooden wall and base units with working surface over, stainless steel sink unit with mixer tap and draining board, tiled splash back, space for electric cooker, plumbing for a washing machine, space for a fridge freezer, two double glazed windows to the side and one double glazed window to the front, laminate floor, radiator. With two double glazed windows to the side, radiator, wooden ceiling beams, exposed stone wall, fireplace With double glazed windows to the front and rear, roof access. With double glazed window to the rear, radiator, wooden ceiling beams, and fitted wardrobes. With double glazed window to the rear, exposed stone wall, radiator, ceiling beams With double glazed window to the side, wooden ceiling beams, radiator, Fitted with a three piece matching white suite comprising : low flush WC, pedestal wash hand basin, panelled bath with electric shower over, tiled splash back ,radiator, ceiling light and double glazed obscure window to the side.

Gardens & Outside

The property has a good size garden which is primarily laid to lawn, there is a small paved patio area, and the garden is enclosed by a hedging. There is an outside light and tap, driveway and a detached garage.

THIS PROPERTY ALSO HAS THE BENEFIT OF EXPIRED PLANNING PERMISSION TO CREATE A DETACHED 3 BEDROOM HOUSE WITH DOUBLE PARKING SPACES WITHIN THE WHITEHOUSE GROUNDS. PLANNING APPROVAL CODE : DCCE2008/2203/

Location

Leave the city centre office and turn right at the traffic light into Victoria Street. Follow this road through the traffic lights and bearing right at the roundabout. Continue along the road keeping in the left hand lane. Turn left at the traffic lights adjacent to Subway and the New England furniture shop into Commercial Road (A465). Continue on this road out of town. Turn right at the roundabout onto the A4103 towards Worcester. Continue along this road for approximately 4 miles. Pass the left turn for Withington and take the second left turn signposted Withington. The property can then be found shortly after on the left hand side as indicated by the agents board

Services

Mains water, electricity and gas are connected

Mobile Phone Coverage

Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband

Broadband Download Upload Availability
 Standard 12 Mbps 1 Mbps Good
 Superfast -- Not available --Not available Unlikely
 Ultrafast 1800 Mbps 900 Mbps

Anti-money Laundry Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

Please note that the dimensions stated are taken from internal wall to internal wall.

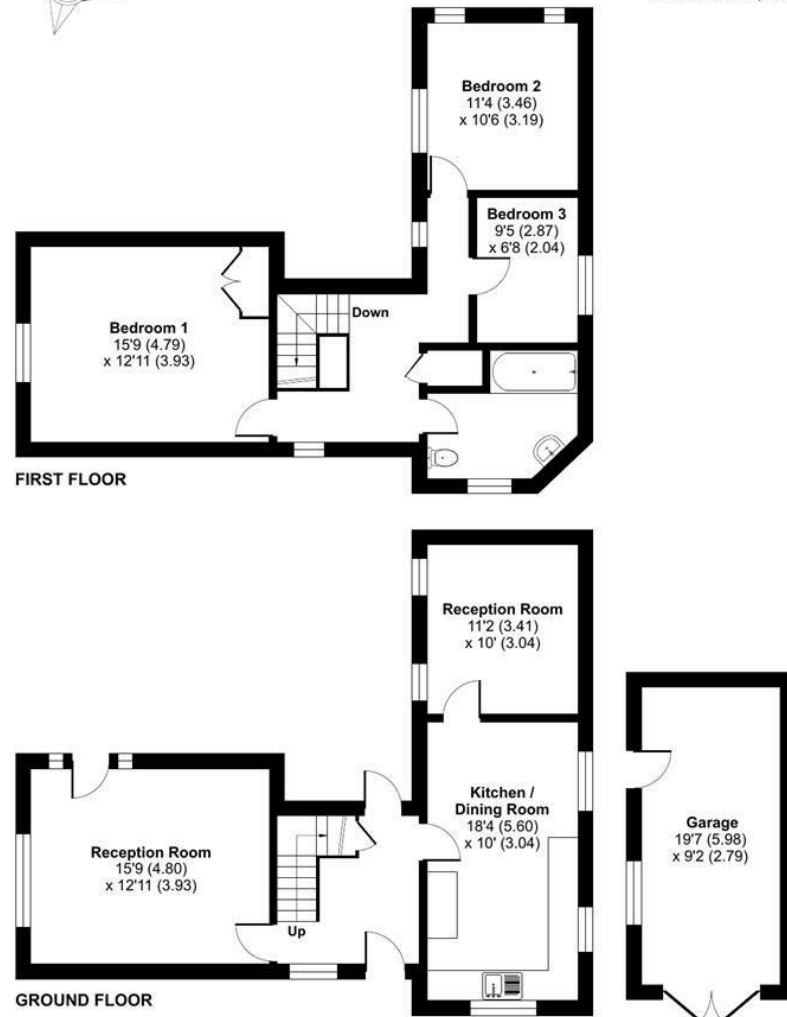
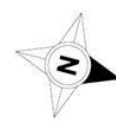
Whitestone, Hereford, HR1

Approximate Area = 1204 sq ft / 111.9 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1384 sq ft / 128.6 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). © nichicom 2026. Produced for Imperial Estate Holdings. REF: 1436633

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

