

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



Whitney On Wye, HR3 6EH



PROPERTY DESCRIPTION

The Agent's House, built at the turn of the 20th century for the appointed land agent of nearby Whitney Court is a beautifully presented Edwardian home with five bedrooms, (four having en-suite bathrooms) and four reception rooms set in the quaint village of Whitney-on-Wye. The current owners utilise both annexes and the coach house as holiday lets offering bed and breakfast and self-catered accommodation respectively, whilst still enjoying the freedom to use the entire main house for themselves and visiting friends & family.

Lifestyle

This is a rare example of a Edwardian style home in Herefordshire and has lost little of its charm both inside and out. The Agent's House now offers a genuinely fantastic opportunity to either have a large family home suitable for multi-generational living, or additional income from the two annexe's and converted former coach house. Naturally over the years this property has been extended and adapted to suit the many generations of families and businesses that have inhabited it.

The accommodation is extremely generous, but some of the most notable rooms are, the bay fronted dining room, which is spacious and ideal for entertaining, the bay fronted living room, which, like the other front facing rooms, has wonderful views, the impressive kitchen/dining space to the rear, which has a freestanding wood burner and flows nicely into the well-appointed garden room, with its under floor heating, garden views and access onto the split level terrace.

Also of note are the principal bedrooms, two (both with bay windows & en-suite) situated on the front and the master suite, which occupies the top floor and offers an impressive bedroom with built in storage and en-suite bathroom with shaped bath and separate shower. Looking at the property from the outside, you will find attractive front gardens, bordered by hedging and having areas laid to lawn and patio, there is also a decorative pond with resident gold fish.

FEATURES

- Detached Edwardian House
- Five Bedrooms
- Four En-suite
- Two Bedroom Coach House
- Two Annexe's with En-suite
- Large Garden
- Ample Parking
- Unique Property
- Income Potential

Sellers Insight

We consider ourselves extremely fortunate to have been custodians of The Agent's House for over ten years. This property is a unique, special place and it has been an honour to live in it as our home. For us, it was a labour of love (sometimes tinged with anxiety!) to undertake significant renovations and refurbishment during our tenure, including conversion of an original Coach House from an empty shell into characterful living accommodation. Throughout, our aim was to remain true to the spirit of the property and its Edwardian heritage, whilst safeguarding it for the future and modernising amenities for comfort and convenience. The ability to earn a living from this beautiful property through offering high quality holiday accommodation gave us the opportunity to live in a wonderful, spacious home in a stunning location. We hope our successors, however they opt to use the space, will enjoy the Agent's House as much as we have.

Services

Mains electricity and water are connected.
Central heating supplied by oil and LPG gas.
Private drainage to a septic tank.
Freehold
Local Authority: Herefordshire County Council Tax Band F.

Agents Note

One of the outbuildings (only) was affected by flood water after record flooding in Herefordshire 2020 Please ask for more information on the exact details and be reassured the main property remained unaffected.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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