

Lower House

Whitney-on-Wye, Hereford, Herefordshire, HR3 6HU



**Lower House
Whitney-on-Wye
Hereford
Herefordshire
HR3 6HU**

- Located in the idyllic Wye Valley and surrounded by a beautifully rural landscape
- Substantial detached country farmhouse offering five bed accommodation
- Mature wrap-around gardens
- Attached former granary providing utility storage
- 3.6 acres of garden, paddock and yard

Hay-on-Wye 6.5 miles
Kington 7.2 miles
Hereford 17 miles
Leominster 17.5 miles

INTRODUCTION

Lower House sits in a popular area just a few miles from the River Wye with good road links to the nearby towns of Hay-on-Wye, Kington and the regional city of Hereford. The property offers a substantial 3000 sq ft former farmhouse offering 5 bedrooms and 3 reception rooms. The house backs onto a courtyard which is flanked on three sides by traditional barns offering great opportunities for a home workshop, storage etc. Complemented by two useful paddocks and beautifully landscaped gardens this is the perfect home for a growing family

LOCATION

Whitney-On-Wye is a charming and picturesque village nestled in the heart of the Wye Valley. Village amenities include The Boat Inn/restaurant,

Church, Village Hall and petrol station/village stores.

A wider range of services and facilities can be found in the renowned book town of Hay-On-Wye which offers a supermarket, a wide range of boutique shops, public houses, restaurants, dentists and doctors' surgery to name a few. The village is surrounded by beautiful rolling countryside and is a stones throw away from The Brecon Beacons National Park offering great opportunities for outdoor activities such as walking, cycling and fishing.

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



ACCOMMODATION

The welcoming entrance hall provides an attractive introduction to the home, featuring traditional quarry tiled flooring and a staircase rising to the first floor. To one side lies a charming sitting room, enjoying plenty of natural light from dual-aspect windows and centred around an oil-fired stove set within a characterful period fireplace—creating a warm and inviting atmosphere.

Also off the hallway is a useful study, a versatile space that retains a traditional cooking grate, adding to the home's sense of heritage and character. To the far end of the house is a spacious kitchen and breakfast room, well equipped with a range of fitted units and featuring an oil-fired Rayburn cooker, perfectly suited to country living. From here, a door leads through to a further reception room, a comfortable and cosy space enhanced by a corner fireplace with wood-burning stove.

The first floor offers generous family accommodation, comprising five bedrooms, four of which are comfortable double rooms. These are served by two bathrooms, one fitted with a shower, WC and wash hand basin, while the second provides a bath, separate shower, WC and wash hand basin, offering flexibility for family and guest use.

Adjoining the kitchen is the former granary, now successfully incorporated into the main house. This area provides an inner hallway ideal for coats and outdoor clothing, together with a practical utility room, pantry and useful store. Above, a large storage area offers excellent additional space with potential for a variety of uses, subject to any necessary consents.





OUTSIDE

The property stands within approximately 3.6 acres of varied gardens and grounds, offering an appealing balance of paddocks, formal garden areas and useful yard space. The principal gardens lie predominantly to one side of the house and are mainly laid to lawn, complemented by well-established flower borders and mature shrubs that provide colour and interest throughout the seasons. A stream intersects the grounds, adding to the charm of the setting, while on the opposite side lies a delightful meadow, ideal for ponies or small livestock. The traditional courtyard is framed by a range of farm buildings, offering excellent potential for workshop space, storage or housing livestock. Beyond the outbuildings is a substantial hardstanding area, providing further flexibility for storage or vehicle use. It should be noted that an overage agreement is in place should planning consent be sought for alternative uses of the buildings.

SERVICES

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

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County 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 Mobile – 07984 384687

hay@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

DIRECTIONS

What3Words ///thudding.lays.cherub

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911

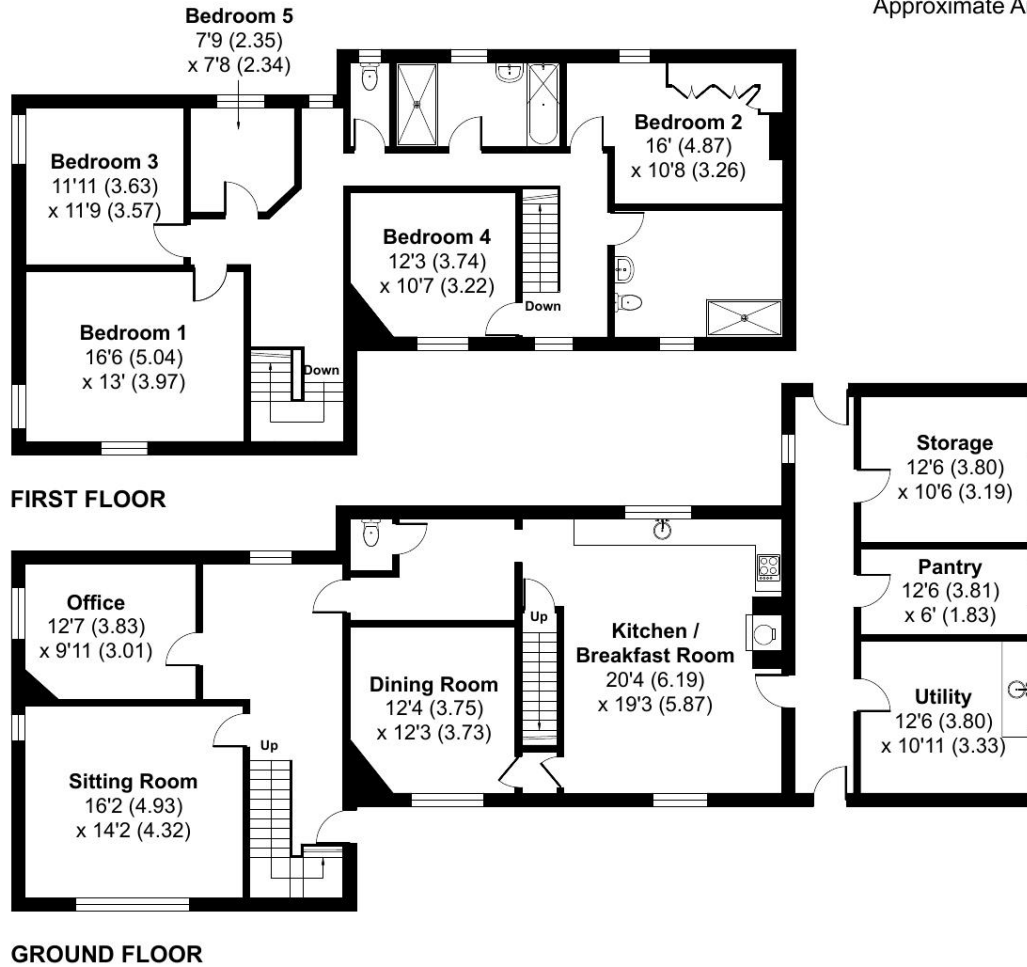




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Approximate Area = 3006 sq ft / 279.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		71
39-54	E	44	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Sunderlands. REF: 1447407



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