

Penwood

Brilley, Herefordshire



**Penwood
Brilley
Whitney-on-Wye
Herefordshire
HR3 6HE**

- *Elevated position with spectacular views across the Upper Wye Valley*
- *Spacious four-bedroom detached family home*
- *Large, detached garage, workshop, and useful outbuildings*
- *Generous private gardens with mature trees and shrubs*
- *Driveway providing ample parking for multiple vehicles*
- *Peaceful rural setting within the sought-after Herefordshire Countryside*

Hay-on-Wye 5 miles
Kington 7 miles
Hereford 18.5 miles
Leominster 19.5 miles

INTRODUCTION

Set in an enviable elevated position above the picturesque Upper Wye Valley, this charming detached residence enjoys breathtaking panoramic views towards the Black Mountains. Combining spacious family accommodation, generous gardens, and excellent outbuildings, Penwood offers the perfect balance of rural tranquillity and practical living. Whether you're looking for a spacious family home, a peaceful countryside retreat, or a property with exceptional workshop and storage facilities, Penwood delivers on every level. With stunning views, generous living space, beautiful gardens, and versatile outbuildings, this is a rare opportunity to enjoy the very best of rural Herefordshire living.

LOCATION

Situated above the beautiful Upper Wye Valley, Penwood enjoys an exceptional rural location renowned for its rolling countryside, scenic walks, and spectacular views towards the Black Mountains.

Offering peace and privacy while remaining within easy reach of nearby market towns and local amenities, this is an ideal location for families, professionals, or those seeking a tranquil country lifestyle.

The thriving market town of Hay-on-Wye, internationally renowned as the "Town of Books", offers an excellent range of independent shops, cafés, restaurants, pubs, galleries, supermarkets, and everyday services, making it a vibrant destination throughout the year. Nearby Kington offers additional everyday amenities including supermarkets, schools, medical facilities, cafés, and local businesses, while the attractive market town of Leominster is also within comfortable driving distance.

The historic cathedral city of Hereford provides a more extensive selection of shopping, leisure, educational, and healthcare facilities, together with a mainline railway station offering connections to Birmingham, Cardiff and London.



ACCOMMODATION

Step into the welcoming entrance hall, where the home immediately showcases its outstanding setting. The light-filled conservatory frames the stunning countryside views and opens directly onto the patio, creating an ideal space for relaxing or entertaining throughout the seasons.

The spacious main reception room offers a cosy yet elegant atmosphere, centred around a charming wood-burning stove, perfect for family gatherings and winter evenings.

The generous kitchen/dining room is designed for modern family living, featuring fitted wall and base units, an integrated dishwasher, 1½ bowl sink, and electric point for a range cooker. Large picture windows flood the space with natural light while capturing the surrounding landscape.

A practical utility room provides additional storage, houses the oil-fired boiler, and offers external access, complemented by a separate cloakroom with W.C.

Completing the ground floor is a versatile **study**, ideal as a home office, snug, or playroom, with double doors connecting seamlessly to the main reception room.

On the first floor, a bright galleried landing leads to four well-proportioned bedrooms.

The impressive **principal bedroom** benefits from built-in wardrobes and a private en-suite shower room.

Bedrooms two and three are generous doubles, while bedroom four provides flexible accommodation as a child's bedroom, nursery, or office.

The family bathroom includes a panel bath, wash basin, and W.C., while an airing cupboard provides additional practical storage.





OUTSIDE

Approached via a country lane, the property enjoys a private tarmac driveway leading to a generous parking area with space for several vehicles.

The mature gardens surround the property and feature a wonderful selection of established trees, shrubs, and landscaped areas that complement the peaceful countryside setting.

A delightful summer house offers the perfect retreat to enjoy the exceptional views.

The substantial detached barn, garage, and workshop provide outstanding flexibility for storage, hobbies, vehicle enthusiasts, or potential future conversion (subject to any necessary consents). The building includes a washroom, fitted storage cupboards, separate storeroom with garage potential, a workshop and a loft room which is accessed via steps from the outside.

SERVICES

Mains electricity, mains water, private septic tank 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.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Herefordshire County Council Band "F"

DIRECTIONS

What3words ///scribble.numeral.stump



NOTES

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.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A	59	68
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	



Harry Aldrich-Blake
Tel 07717 410757
harry@sunderlands.co.uk

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.

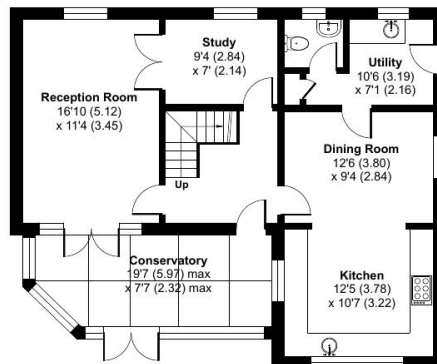


Brilley, Whitney-on-Wye, Hereford, HR3

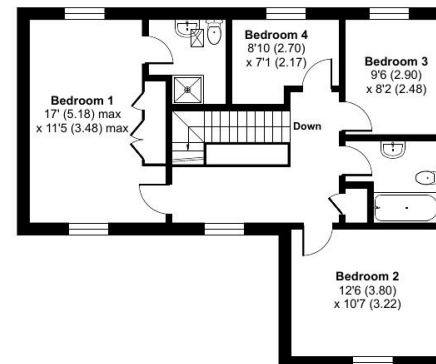
Approximate Area = 1585 sq ft / 147.2 sq m
Outbuilding = 1033 sq ft / 96 sq m
Total = 2618 sq ft / 243.2 sq m
For identification only - Not to scale



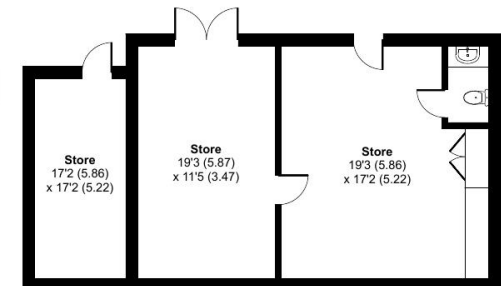
OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1496346