



Burghill Lodge Canon Pyon, Hereford, HR4 8NW

 **Sunderlands**  
Residential Rural Commercial



## Burghill Lodge Canon Pyon Hereford HR4 8NW

### Summary of Features

- Restoration Opportunity
- Set within approximately one acre of grounds
- 17th Century Oak Timber Frame Manor House
- Planning App No. S122487/FH
- Located in the beautiful Herefordshire countryside

### Price Guide £150,000

An exceptional restoration opportunity – Grade II Listed 17th century oak-framed manor house.

Occupying part-walled grounds of approximately one acre, in an idyllic setting within the rolling Herefordshire countryside, Burghill Lodge represents a truly rare opportunity to restore a property of considerable historical and architectural importance. This distinguished Grade II listed manor house, dating from the 17th century, is constructed around an impressive oak timber frame and offers a unique proposition for those seeking to create a landmark country residence. With approved planning consent [Application No. S122487/FH], the proposed scheme extends to approximately 6,000 sq. ft. and provides for six double bedrooms, including four with en suite facilities. The principal rooms are orientated to enjoy far-reaching views across the part-walled private gardens. Burghill Lodge offers an outstanding opportunity to combine heritage and modern living, creating a country home of exceptional scale, character, and distinction.

### Location

Commanding a gently elevated position, the Manor presides over its picturesque rural setting within the combined parish of Burghill, Tillington, and Canon Pyon. Together, these charming villages provide a wealth of local amenities, including village stores with post offices, primary schools, a golf club, and welcoming gastropubs. For a wider selection of services, the vibrant city of Hereford lies just 5 miles away, while the historic market town of Leominster is within easy reach at 10 miles.

### Planning details

More details of the proposal can be found via the agents offices or by visiting the Herefordshire Council website using application number S122487/FH.

### Important notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract

### Method of sale

By Private Treaty.

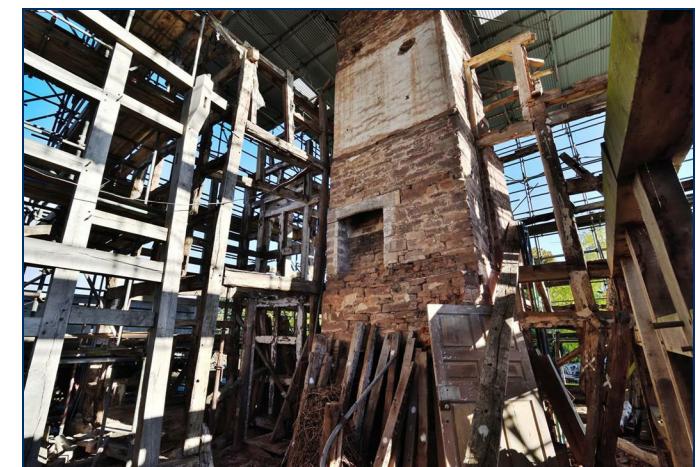
### Directions:

From Hereford, take the A438 towards Brecon along Whitecross Road. At the roundabout take the third exit onto Three Elms Road, the A4110 to Canon Pyon. Continue straight for 4 miles, through Portway and turn left to Tillington. In 200m, turn right onto the Lodge Farm Barns private drive and immediately right again. The property is to be found by following the lane and is the ultimate property on the right.

What3Words: ///botanists.outwit.grape

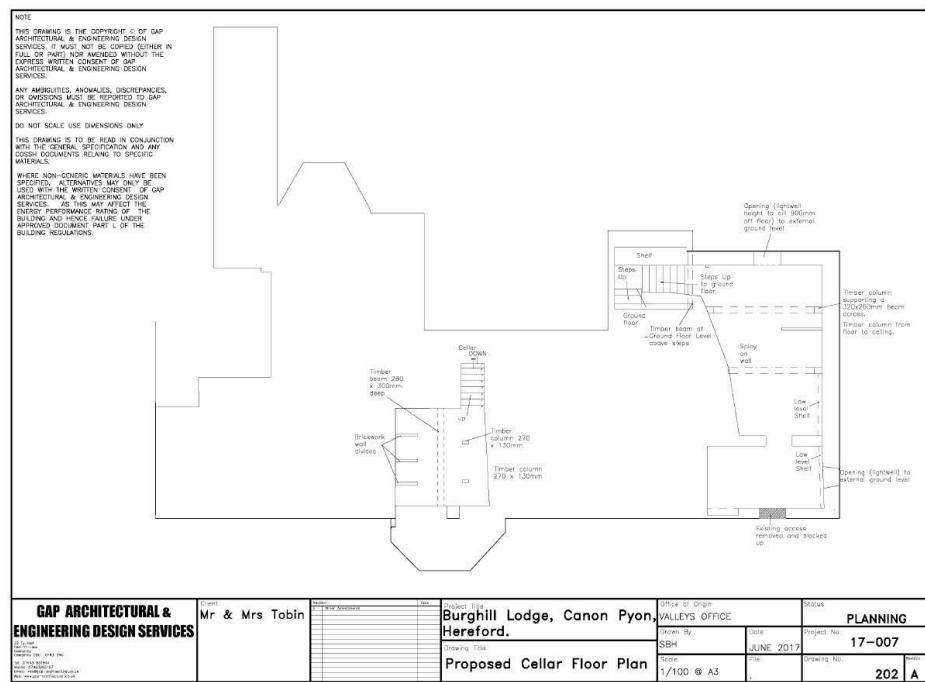
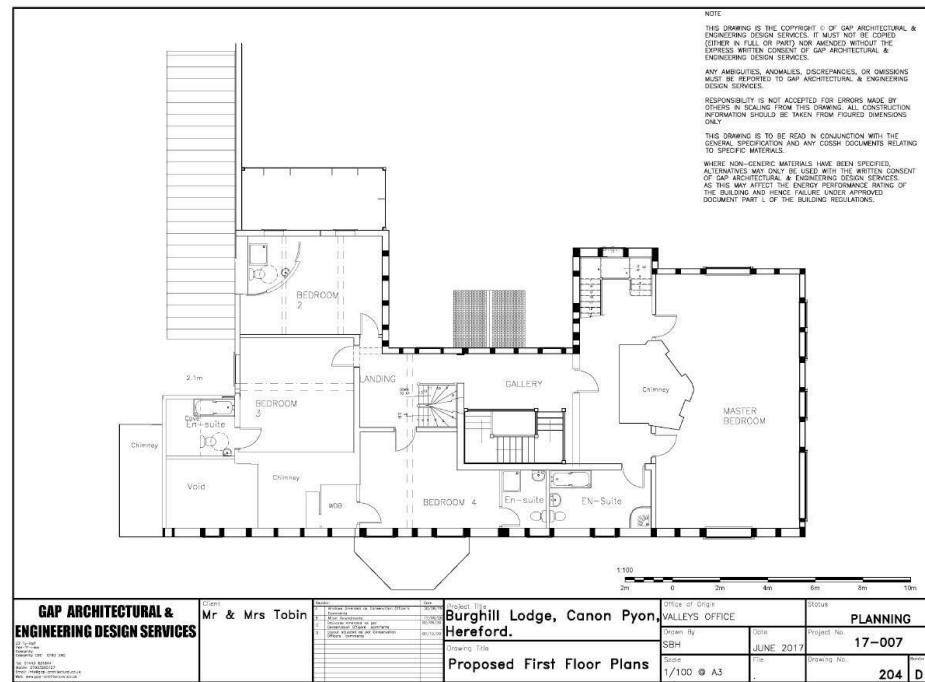
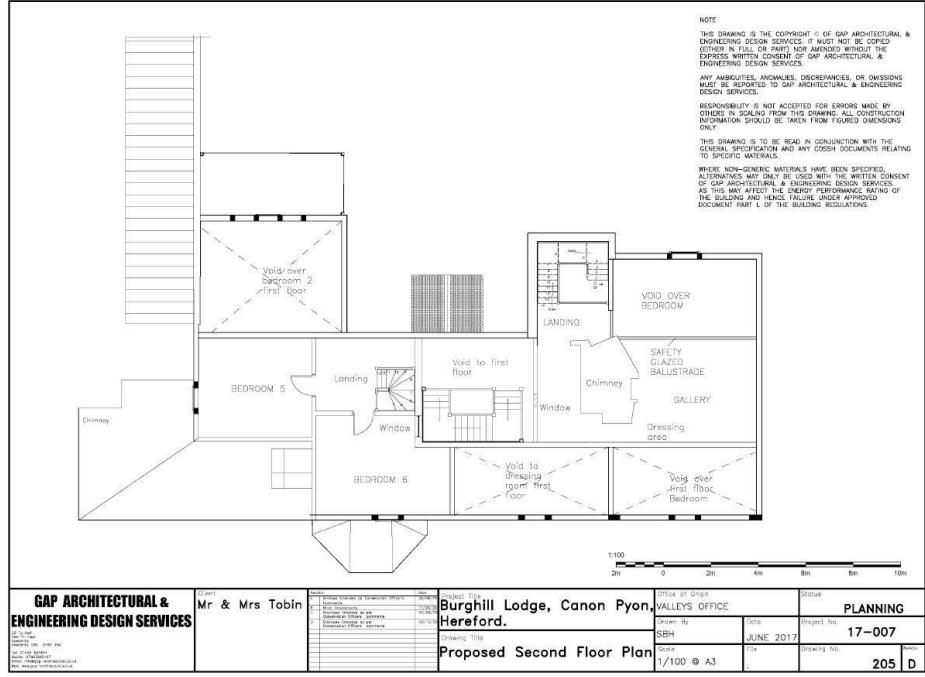
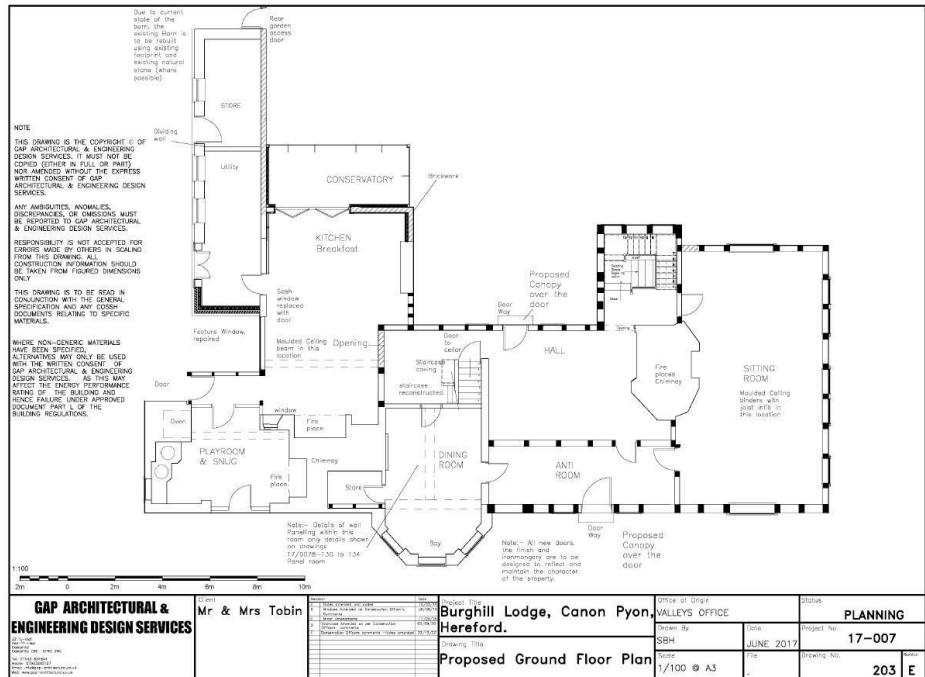
### Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.









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.



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