

Erehwon, Pencombe, Bromyard, Herefordshire, HR7 4SL

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

Erehwon
Pencombe
Bromyard
Herefordshire
HR7 4SL

Summary of Features

- Detached 4 bedroomed dormer bungalow
- Rural elevated position
- Far-reaching views towards the Black Mountains
- Spacious 0.53 acre plot with plentiful parking
- Ground-mounted solar panels

Guide Price £450,000

Bromyard 6.5 Miles | Leominster 6.5 Miles
Hereford 12.5 Miles | Ledbury 17 Miles

Introduction

Erehwon is a well-positioned detached four-bedroom dormer bungalow, occupying an elevated rural setting in the heart of North Herefordshire with far-reaching views towards the Black Mountains.

Set within approximately 0.53 acres of established gardens and grounds, the property offers generous accommodation, abundant natural light and excellent flexibility of space. The property offers clear scope for modernisation, presenting an excellent opportunity for purchasers to create a substantial home to their own specification in a peaceful yet accessible location.

Situated between the rural villages of Pencombe and Risbury, the property enjoys a tranquil countryside setting surrounded by rolling farmland and a strong sense of rural community. The area is well served by local facilities and schooling, with highly regarded primary schools in the surrounding villages and secondary education available in Bromyard, Leominster and the cathedral city of Hereford, together with reputable independent options further afield. Despite its peaceful position, the property remains well placed for access to nearby market towns, with Bromyard providing everyday amenities, Leominster offering additional services, and Hereford delivering a comprehensive range of retail, cultural and leisure facilities.

The accommodation briefly comprises:

Ground Floor





Entrance Hallway
Large light-filled entrance hallway with doors to:

Living Room
A cosy, characterful reception room centred around a traditional electric fireplace with decorative surround. The bay window allows natural light to spill across the room.

Kitchen
A warm and traditionally styled kitchen enjoying an attractive outlook across the gardens and open countryside. The room combines classic timber cabinetry with a heritage-style navy AGA, built-in oven, plumbing for washing machine and dishwasher. A large picture window above the sink frames far-reaching rural views, while the tiled flooring and generous work surfaces create a highly functional everyday cooking space.

Former Garage / Dining Room
A versatile converted garage now serving as a generous utility and storage area but could be improved to createa a further reception room or garden room, offering direct access to the gardens. The space features tiled flooring and exposed brickwork that lend a practical, rustic character.

Inner Hallway
Leading to the downstairs toilet with wash hand basin and separate storeroom with door to the conservatory.

Conservatory
A beautifully light garden room designed to maximise the property's exceptional rural setting. Expansive glazing spans the full width of the space, framing uninterrupted views across rolling fields, mature trees and open countryside.

Cloakroom / Toilet
with toilet, pedestal wash hand basin and window above providing natural light.

Study
A practical study with dual-aspect windows providing plentiful natural light. The room offers excellent potential for a dedicated home-working environment or separate dining room.

Bedroom 4 / Lounge
A spacious bright bedroom or further reception room enhanced by a charming bay window that draws in abundant natural light. The room's neutral tones and generous footprint create a calm and versatile space with attractive garden views.

Bathroom
A traditional bathroom with a white suite comprising corner wash-hand basin, toilet and panelled bath with decorative tiling. The room features patterned flooring and a window providing natural ventilation and light.

First Floor
A spacious landing with built-in storage and a window providing an abundance of natural light.

Master Bedroom
A large double bedroom with in-built cupboards, vintage floral wallpaper, and the large window ensures good natural light, while the room's proportions allow for a variety of furniture layouts.

Bedroom 2
Double bedroom with sloped ceilings and window providing pleasant outlooks and natural light, while the neutral décor offers a blank canvas for future styling. A flexible room suitable for guests, children or hobby use.

Bedroom 3
A unique, characterful room with excellent natural light from the large window with views towards the Black Mountains. The space includes a useful in-built cupboard and a soft neutral palette, making it ideal as a study or bedroom.

Externally
The property sits within an impressively generous 0.53-acre plot, offering excellent privacy and a wonderfully established setting. The grounds include sweeping lawned gardens, a raised ornamental pond, a small greenhouse, and former vegetable beds ideal for reinstating productive growing space. A dedicated area houses the ground-mounted solar array, while the extensive driveway provides plentiful parking and an easy, welcoming approach.

Services
We understand the property benefits from mains electricity, mains water and private drainage. The property is heated with electric night storage heaters, electric fires and electric AGA.

EPC
Erehwon currently has an Energy Performance Certificate rating of F.

Council Tax
Erehwon is in Council Tax Band D.

Access
Erehwon benefits from two separate accesses to the north and north west providing a horseshoe style driveway and parking area.

Local Authority
Herefordshire Council.

Wayleaves, Easements and Rights of Way
The property is sold subject to and with the benefit of any easements, quasi-easements, wayleaves, or rights of way.

What3Words
///bonfires.strides.custodian







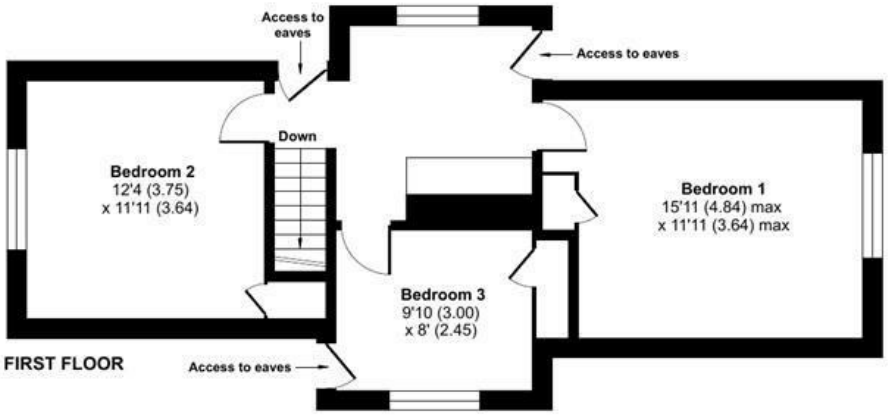


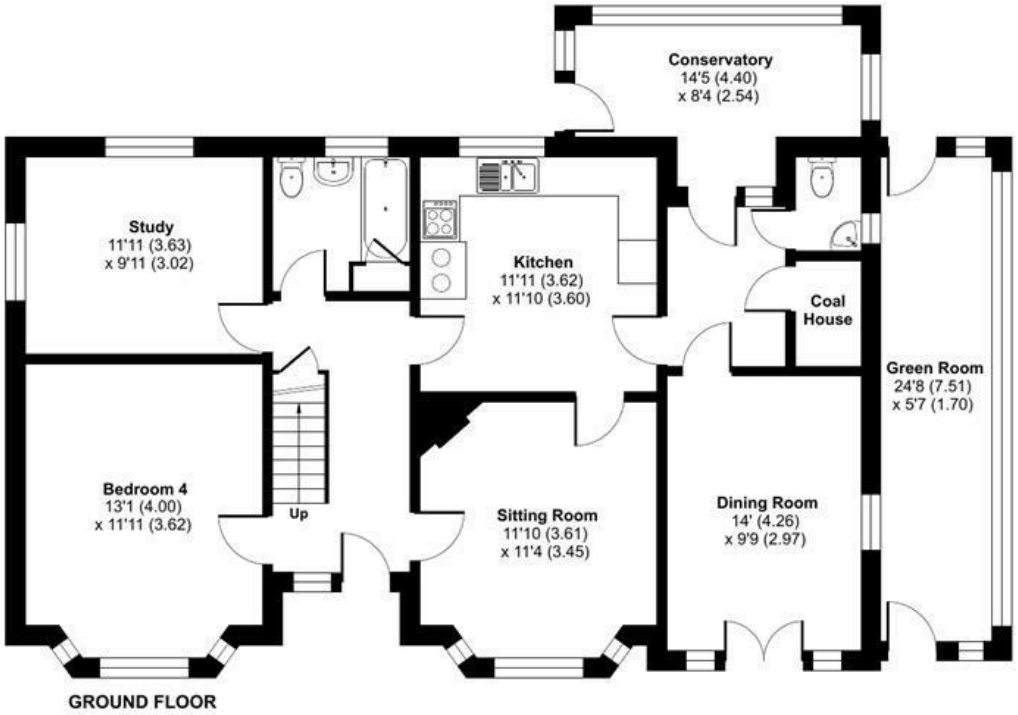




Erehwon, Pencombe, Bromyard, HR7

Approximate Area = 1657 sq ft / 153.9 sq m
Outbuilding = 136 sq ft / 12.6 sq m
Total = 1793 sq ft / 166.5 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). ©nichecom 2026. Produced for Sunderlands. REF: 1435405





Inconsistency
In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Plans, Areas, and Schedules
These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning
We are not aware of any recent planning history. Full details of any previous planning history can be found on the Herefordshire County Council Website.

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.

Important Notice
(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any wsay responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents. (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property. (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action. (d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.

Agent's Note
Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.



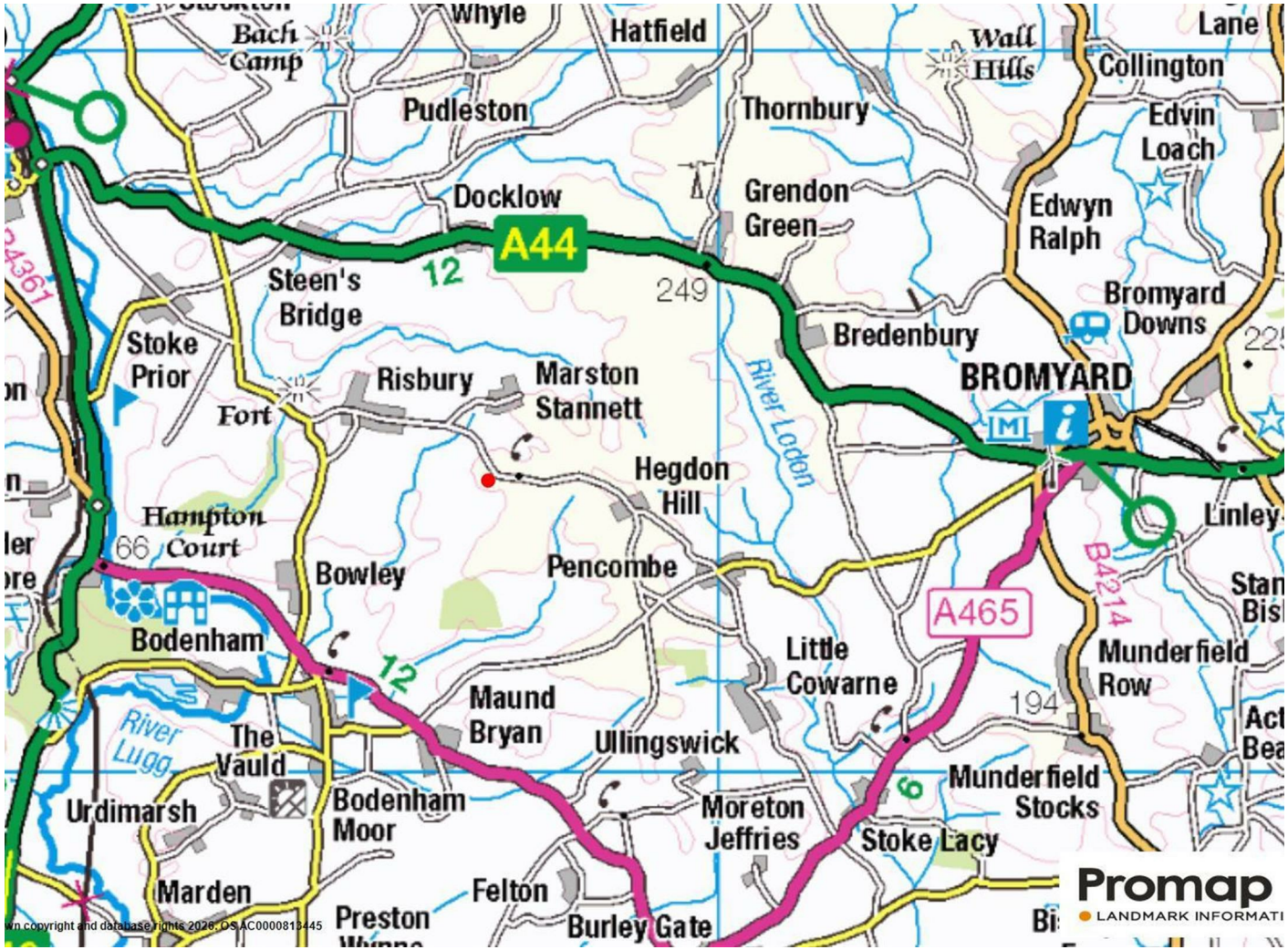


Viewings

Viewing strictly by appointment with the selling agents only.
Katie Bufton on 01432 356161 (Option 3)
k.bufton@sunderlands.co.uk

Directions

From Bromyard, take the B4214 east towards Pencombe. Continue through Pencombe and turn right after the church, following signs towards Risbury. Proceed along this road for approximately 2.5 miles, where the property will be found on the left-hand side, just before a sharp bend. For precise location, please refer to the What3Words.



Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161 (Option 3)
Email: k.bufton@sunderlands.co.uk

www.sunderlands.co.uk

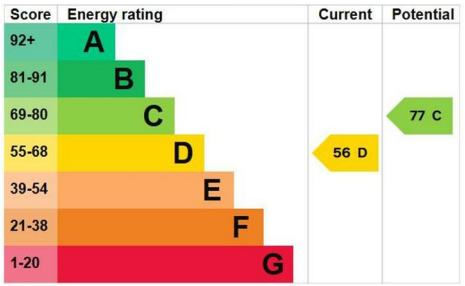
rightmove find your happy

Zoopla.co.uk Smarter property search

RICS

The Property Ombudsman

NAEA



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 to 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 upon request.