



Burghill Lodge Canon Pyon, Hereford, HR4 8NW



**Sunderlands**  
Residential Rural Commercial



## Burghill Lodge Canon Pyon Hereford HR4 8NW

### Summary of Features

- For sale by online auction on Friday 14th August 2026
- Bidding commences 10am - 4pm.
- 17th Century Oak Timber Frame Manor House
- Planning App No. S122487/FH
- Located in the beautiful Herefordshire countryside
- Set within approximately one acre of grounds
- Restoration Opportunity
- [onlineauctions.sunderlands.co.uk](https://onlineauctions.sunderlands.co.uk)

**Auction Guide £100,000**

The property is to be offered For Sale by Online Auction. The Auction will open from 10am – 4.00pm on Friday 14th August 2026 (unless previously sold).

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.

#### 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](https://www.what3words.com/#!/en/0984/0984/0984/botanists.outwit.grape)

#### Method of Sale:

Online Auction: The property is to be offered For Sale by Online Auction. The Auction will open from 10am – 4.00pm on Friday 14th August 2026 (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction. The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 8 weeks.  
[onlineauctions.sunderlands.co.uk](https://onlineauctions.sunderlands.co.uk)

#### Anti Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

#### Auction Guide/Reserve Price

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

#### Agents Notes:

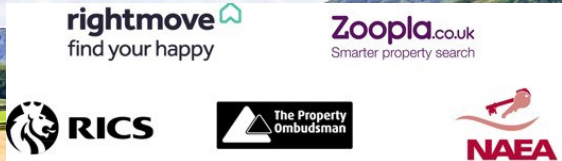
Any plans used in preparation in these details may have been reduced in scale and any interested party should check the title plan before proceeding to purchase.







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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