



Coppice End Bowley Lane, Bodenham, Hereford, HR1 3LF



Sunderlands
Residential Rural Commercial



**Coppice End Bowley Lane
Bodenham
Hereford
HR1 3LF**

Summary of Features

- Detached bungalow
- Four bedrooms
- For sale by informal tender Thursday 3rd December 2026, noon.
- Agricultural occupancy restriction
- Far reaching views
- Range of outbuildings and ample parking

**Informal Tender
£400,000**

A detached four-bedroom bungalow occupying an elevated position within approximately 0.66 acres, enjoying delightful far-reaching countryside views. The property is subject to an Agricultural Occupancy Condition (see Agent's Notes). Constructed in 2005, this individual property is situated along a country lane, just outside the popular village of Bodenham. The generous grounds include attractive gardens, a detached double garage and two stables, offering an excellent opportunity for those seeking a semi-rural lifestyle.

The well-proportioned accommodation would benefit from some modernisation but remains perfectly habitable, comprising four bedrooms, a living room, spacious kitchen/dining room, utility room, family bathroom and separate shower room. The property also benefits from oil-fired central heating. Offering privacy, generous outside space and excellent potential for improvement, the property is offered for sale with no onward chain.

Situation

Bodenham is a popular village, conveniently situated for access to Hereford, Leominster and Bromyard. The village offers a range of local amenities, including a shop, public house, primary school and church, whilst more extensive shopping, leisure and educational facilities can be found in the surrounding towns and Hereford city.

Outside

A driveway leads around to the rear of the property, opening onto a generous parking and turning area, with access to the double garage, two stables and storage building. The gardens lie predominantly to the front, being mainly laid to lawn with mature shrubs, established borders and a patio area, from which delightful views across the surrounding rolling countryside can be enjoyed.

Services

We understand mains water and electric are connected to the property.
Oil fired central heating.
Septic tank drainage.

Tenure

Freehold

Council Tax Band

Herefordshire council tax band - D

Agents Note

The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agricultural or in forestry or a widow/widower of such person, and to any resident dependents. Buyers should make their own enquiries with the planning department to ascertain whether they qualify to purchase and occupy the bungalow.

Directions

What3words: ///critic.overruns.clashes

From Hereford, proceed over Aylestone Hill to the roundabout on the A4103. Take the second turn left signposted to Sutton St Nicholas and Bodenham. Follow the country lane to Bodenham, through the village past the England's Gate public house and join the main road A417, turning left and then at the garage turn right onto Bowley Lane. After 400m the property can be seen on the right hand side as denoted by the Agents for sale sign.

Method of sale

The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents' Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender Coppice End, Bowley Lane Bodenham, Hereford, HR1 3LF' and addressed to Nigel Highfield, Sunderlands LLP, Offa House, St. Peters Square, Hereford HR1 2PQ. The Tender document must be received by Thursday 3rd December 2026, noon.

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.









Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The
Pavement,
Hay on Wye, Herefordshire
HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.