

SPRING BANK

EWYAS HAROLD, HEREFORD, HR2 0JD



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An exceptional opportunity to acquire a beautifully presented and highly versatile countryside property, comprising a characterful detached home, a detached double garage with annex potential, and a range of outbuildings including stables and tack room. All set within approximately 8.25 acres of gardens, pastureland, a tennis court and vegetable beds, it offers flexible living ideal for family life, smallholding, with further potential for income or development (subject to the necessary consents).

HOUSE

Substantial detached 4/5 bedroom Farmhouse | Attractive Oak Orangery | Traditional features throughout | Beautiful far-reaching views towards Garway Hill and Abbeydore

FARM BUILDINGS AND GROUNDS

Double Garage with Games Room above (potential annex subject to planning consents) | Two Stables with separate Tack Room
Large modern farm building | Established gardens with herbaceous borders | Enclosed courtyard area | Tennis Court
Two separate raised-bed vegetable gardens

LAND

Around 7.23 acres of Grassland and Traditional Orchards

IN ALL ABOUT 8.25 ACRES (3.34 HECTARES)

GUIDE PRICE: £850,000





Hereford 14 miles | Abergavenny 14 miles | Monmouth 16 miles | Hay-on-Wye 17.5 miles | Ross-on-Wye 20 miles | Gloucester 36 miles

Introduction

Springbank is an attractive and highly versatile countryside property, offering a character-filled four/five bedroom detached house, a separate double garage with annex potential, stables and large outbuilding (with development potential). The property includes landscaped gardens, a tennis court, raised vegetable beds and pastureland, all set within approximately 8.25 acres. It combines attractive, flexible accommodation with modern sustainability features including solar panels and EV charging, creating a rare opportunity to acquire a well-equipped country home suited to family living, smallholding potential, or a lifestyle property with scope for income generation or future development (subject to the necessary consents). The property would benefit from a degree of modernisation in certain rooms, offering purchasers an excellent opportunity to update and personalise the accommodation to their own tastes and requirements.



Location

Occupying a wonderfully secluded yet elevated position just to the north of the sought-after village of Ewyas Harold, the property sits within an unspoilt pocket of the Golden Valley, enjoying far-reaching views across rolling countryside towards Garway Hill and Abbeydore. The outlook takes in a number of notable landscape features, including the Saddlebow, Callow, Gilbert's Hill Wood and Whitfield's Wood, all of which contribute to the exceptional sense of space and natural beauty.

Ewyas Harold offers a comprehensive range of everyday amenities, including a primary school, church, Post Office, village store, family butcher, GP surgery, veterinary practice, two pubs, and a recreation ground with a multi-use games area, all supported by a thriving and active community. More extensive shopping, leisure and services are available in the cathedral city of Hereford, as well as the market towns of Ross-on-Wye and Monmouth, all easily accessible by road. Monmouth, in particular, is within easy reach and is well regarded for its excellent schools. The renowned town of Abergavenny lies approximately 14 miles distant, celebrated for its vibrant food scene and excellent selection of restaurants and independent producers, making it a particularly attractive destination for food lovers.

The area is especially well regarded for its educational provision. The nearby Michaelchurch Escley Primary School, set in the foothills of the Black Mountains, is known for its strong community ethos and excellent standards, complemented by Ewyas Harold Primary School within the village. Independent and alternative choices include Fairfield High School at Peterchurch, a highly regarded independent school known for its nurturing environment, small class sizes and focus on individual development, alongside Steiner Academy Hereford in Much Dewchurch, which offers education from ages 3 to 16 with an emphasis on creativity and the natural environment. Hereford Cathedral School, one of the region's leading independent schools, is also within convenient reach. The Ofstead "Outstanding" rated Hereford Sixth Form College, is highly regarded on a national level and renowned for its academic excellence and long-established above average success in preparing students for Oxford and Cambridge.

Adjoining Ewyas Common, this charming smallholding benefits from direct access to a timeless landscape set high above the Golden Valley, where sweeping views, rich biodiversity and centuries of shared heritage combine to create a rare sense of tranquillity, space and rural beauty.



The Main House

The property is rich in period charm, with exposed beams, timber finishes and thoughtful modern enhancements throughout. The accommodation briefly comprises:

Ground Floor

Entrance Hall

The impressive yet welcoming entrance hall features an oak-framed porch with a large skylight that floods the space with natural light. A timber staircase adds warmth and character, complemented by a charming antique wood multi-fuel burner which can be used for coal as well as wood, or a combination of both, set within a stone surround. There is also a separate downstairs cloakroom fitted with a sink and toilet.

Kitchen

The kitchen is fitted with timber cabinetry and tiled worktops, with two windows providing views over the garden and surrounding land. It features a Rangemaster gas cooker with grill, double oven and 4 hobs which use Calor gas (which is also connected to the heater in the room above the garage), a traditional red oil-fired AGA, and space for a dishwasher. The room is finished with LVT flooring and has a doorway leading through to the utility room and orangery.

Utility Room

A separate Utility Room is fitted with a Belfast sink and additional cabinetry, offering space for washing appliances and fridges. A single window overlooks the front garden, providing natural light.

Orangery / Dining Room

The striking oak-framed orangery / garden room, added in 2020, is a standout feature of the home. It boasts LVT flooring, exposed oak beams, extensive glazing with French doors and a skylight, and benefits from underfloor heating, with direct access through to the kitchen and garden.

Lounge

The characterful lounge includes a timber beam above the impressive multi-fuel stove with stone surround. The room has exposed beams, an oak French door opening to the side garden, and a front facing window with open double doorway leading to:

Music Room / Snug

The lounge flows through to the Music Room/Snug, which has direct access to the side courtyard garden and wider garden beyond.







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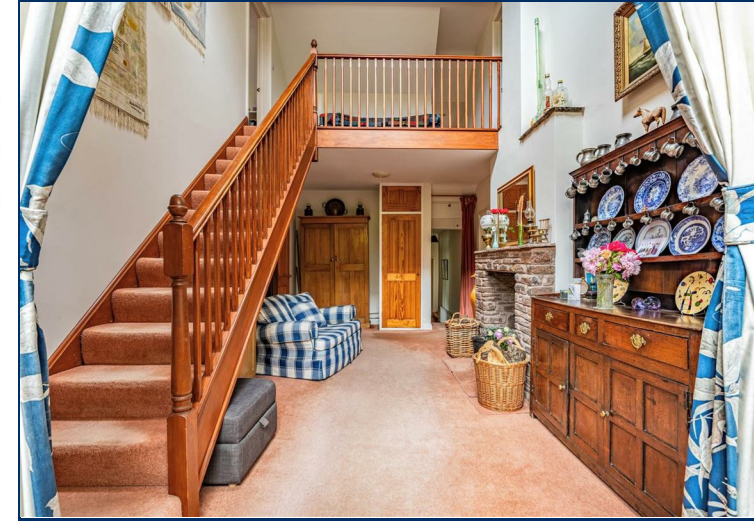
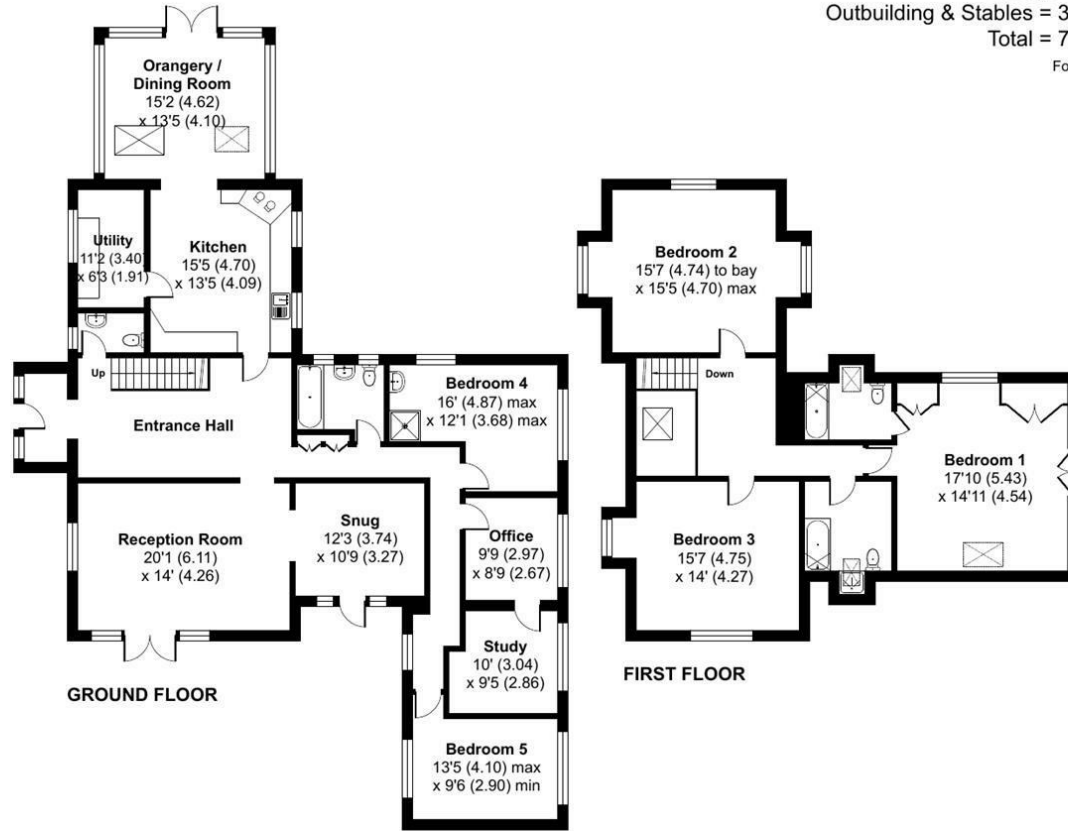
Approximate Area = 3087 sq ft / 286.8 sq m

Garage = 900 sq ft / 83.6 sq m

Outbuilding & Stables = 3044 sq ft / 282.8 sq m

Total = 7031 sq ft / 653.2 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). © nchecon 2026. Produced for Sunderlands. REF: 1459472



Bathroom

the bathroom is fitted with a bath, wash hand basin, toilet and two glazed windows.

Bedroom 4

L Shaped double bedroom with dual aspect windows, complete with shower and wash hand basin.

Office

Useful reception room which could be used as two separate home offices or additional bedroom with dressing room or ensuite. The room benefits from a single window overlooking garden with a doorway leading through to:

Study

With large window overlooking the rear garden and countryside beyond.

Office/Bedroom 5

Dual aspect room suitable for further bedroom, study or playroom.

First Floor

The first floor provides excellent bedroom accommodation, enhanced by exposed beams throughout and a spacious, light-filled landing.

Master Bedroom

Large Master Bedroom with skylight, French doors opening to a small balcony with seating area and views over the surrounding area, and inbuilt cupboards.

En-suite Bathroom

The en-suite bathroom is fitted with a panelled bath with shower over, built-in sink and toilet.

Double Bedroom

A generous double with triple aspect windows, exposed beams and built-in cupboard space.

Family Bathroom

The Family Bathroom includes a bath with shower over, wash hand basin, toilet and skylight.

Double Bedroom

A further double bedroom enjoys dual aspect windows, built in storage and exposed beams.

Annexe & Outbuildings

Double Garage / Annex Potential

The property includes a two-storey double garage with two up and over doors, electricity and water connected, with concrete flooring and windows and doors.



Garage First Floor / Games Room

The floor above the garage which is currently utilised as a games room benefits from its own external entrance and staircase, together with Velux window and dual-aspect windows, gas radiator and lighting, offering excellent potential for multi-generational living, guest accommodation or holiday let, subject to the necessary consents.

Stables and Tack Room

To the rear of the garage are two stables and a tack room beneath a covered apron with a concrete floor and yard area in front. The stables have windows to the front and rear. The tack room benefits from a full height door and single rear window.

Agricultural Barn

A modern style farm building internally subdivided into different sections with a separate vehicular access drive located to the west of the farmhouse. There could be further scope for residential development of the barn, subject to all necessary consents.

Land & Gardens

The grounds at Springbank are a truly exceptional feature of the property, thoughtfully combining lifestyle, leisure and agricultural land within an attractive and diverse setting. Extending to approximately 8.25 acres surrounding the house, the land offers both practicality and natural beauty in equal measure.

Beautifully landscaped gardens are complemented by productive kitchen gardens, including two separate vegetable areas with raised sleeper-beds, a greenhouse and attractive woodchip pathways, alongside established orchard and fruit trees. Areas of wild garlic and mature hedgerows further enhance the sense of privacy and biodiversity.

The grounds also feature two natural spring-fed ponds creating a tranquil setting rich in wildlife. For recreation, there is a private tennis court, stables and nearby Common.

Environmental Schemes

We understand the land has been entered into the Sustainable Farming Incentive (SFI) option CLIG3: Manage grassland with very low nutrient inputs. This scheme is not transferable, but it demonstrates the holding's suitability for future environmental schemes, subject to availability.

Access, Wayleave, Easements & Rights of Way

We understand the property benefits from an additional vehicular right of way over the Common to the far northern field. We understand there is a public footpath which follows the far northern boundary of the land. The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Services & Sustainability

The property benefits from oil-fired central heating, predominantly double glazed windows, EV charging point and broadband installation. A Calor gas tank located near the farm buildings supplies the kitchen Rangemaster and garage heater. We understand the property is supplied with water from the private water supply which is managed by the Ewyas Harold Common Water Society Ltd. The property benefits from a solar PV installation, comprising a circa 4 kW FIT-linked system (2014) and a modern 5.95 kW array (2023), complete with inverter and battery storage. Together providing approximately 10 kW of generating capacity, the systems support renewable electricity generation, supply a solar iBoost for hot water, and power an EV charging point, delivering both efficiency and future-focused sustainability.

Council Tax

We understand the property is Council Tax Band F.

EPC Ratings

The property has an EPC rating of C (69).

Misrepresentation Act

(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 way 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 electrical, drainage, water and heating installations 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.

Inconsistency

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



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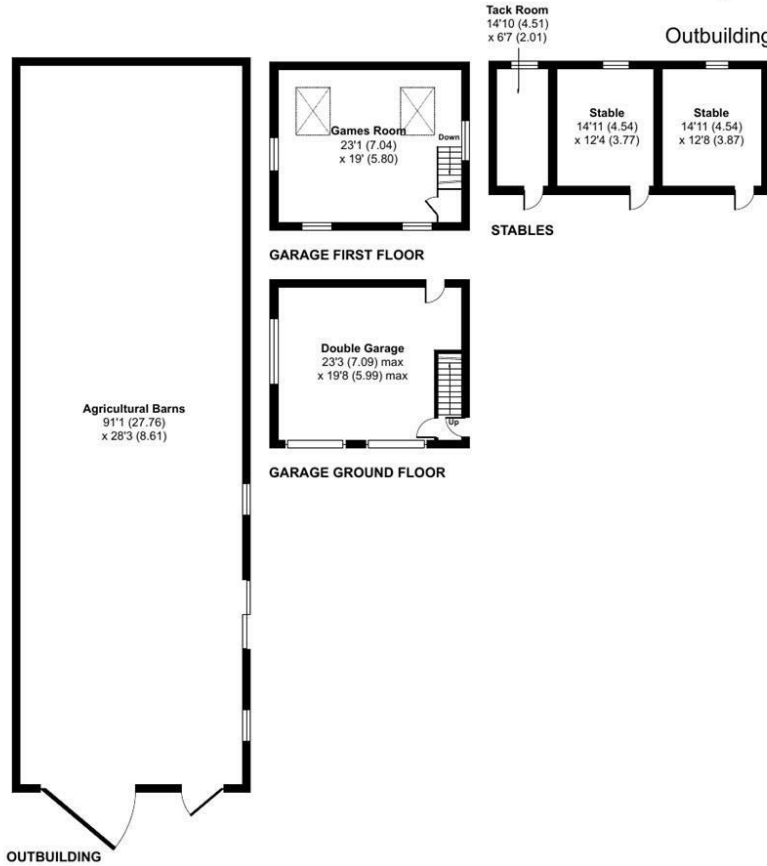
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Important Notice

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 a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ.

Viewings

Strictly through the agent, Katie Bufton
k.bufton@sunderlands.co.uk
01432 356161 (Option 3)

Directions

From Hereford, take the A49 south towards Ross-on-Wye before turning onto the A465 towards Abergavenny. Continue past Pontrilas and turn right signposted Ewyas Harold. Follow the B4347 towards Ewyas Harold, bear right at the junction and go over the bridge. Stay on this road for around half a mile, then, after leaving Ewyas Harold take the next left turn onto Springetts Lane. Continue up this lane until you reach the Common sign and then take the right turn, the property is located at the end of that road as per the agents' For Sale board.

What3Words:

///tidy.vessel.number



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Sunderlands Rural

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.