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# Nash Lodge, Bircher, Herefordshire, HR6 0BN.

## Guide Price £399,000  Freehold

A thoughtfully renovated and exquisitely presented detached lodge within the grounds of the historic National Trust estate of Croft Castle.







Nash Lodge is located within the historic National Trust Estate of Croft Castle, just 8 miles south of historic Ludlow and 6 miles from the pretty Market Town of Leominster. The village of Yarpole is half a mile away and has a community run pub and a village shop, post office and cafe.

Nash Lodge offers the opportunity to acquire a unique property which has never been placed on the open market. It still belongs to the Croft family and has been recently completely renovated to a high standard. The property was originally built by a previous owner of the house opposite for their chauffeur. In the 1980s it was purchased with land for the Croft drive by the Croft family. With guidance from the National Trust it was remodelled in the style of a period lodge using reclaimed materials including bargeboards and Coalbrookdale windows from an old railway station.

Surrounded by mature gardens, fenced and enclosed with native hedgerows, Nash Lodge enjoys free access to the Croft Castle parkland estate and Fishpool Valley which is just 300 yards from the garden gate.

The property is exquisitely presented throughout, offering further potential for extension subject to the necessary consents it is now available with no upward chain.

With oil fired central heating, solar panels, cavity wall insulation and an EV connection on the driveway. Approached over the gated driveway which provides parking space for several vehicles , steps and a gate open to the gardens and a pathway leads around to the main entrance door.

**Reception Hall** - With wooden flooring, a glazed sliding door opens to

**Open plan Living/Dining/Kitchen** - A light and airy space with wooden flooring. The Kitchen area is appointed with a range of contemporary units with integrated stainless steel electric oven and microwave, integrated induction hob with extractor over. Integrated fridge and freezer and integrated dishwasher. With bespoke fitted dining table and part tiled walls. The spacious Sitting area is a light and airy space with a fireplace with fitted wood burning stove on a tiled hearth. The windows overlook the gardens and enjoy views over Croft Castle parkland.





**Porch/Utility** - Off the Kitchen, timber double glazed with a timber double glazed door opening to the gardens.

**Bedroom One** – A generous double room with wooden flooring and dual aspect windows enjoying lovely views. The large box bay window provides additional shelf space and floods the room with light.



**Bedroom Two** – A spacious double room with wooden flooring and window to side.

**Store Room/Bedroom Three** - With wooden flooring, currently used as a store room would make a single Bedroom/Study.

**Bathroom** - Appointed with a white suite of panelled bath with shower over and fitted screen, wash basin and wc inset to vanity units. Part tiled walls and window to side.

**Gardens** - The gardens surround the property, laid to lawn with various seating areas. There is a delightful paved terrace ideal for outdoor entertaining enjoying views over the Croft Estate, a gate opens to the estate. To the side of the property is a useful log store.



**Mobile & Internet Coverage** - Gigaclear full fibre broadband is connected- 600mbps can be increased to a 900 package.

**EV Charger** - The EV connection is in place ready to be connected to a charger, the charger can be connected to the solar power.

**Restrictive Covenants** - None that we are aware of.

**Anti Money Laundering Checks** - AML checks will be undertaken for successful buyers and there is a fee of £18 including VAT per person payable.

**Business Rates** - The property is currently registered for business rates, if a buyer wishes to run the property as a holiday let this can remain otherwise the property will revert to domestic council tax upon exchange of contracts.

**SERVICES:** Mains water and electricity are connected to the property. Drainage to a septic tank.

**HEATING:** Oil fired central heating. Please note the new radiators/pipework would be compatible with an air source heat pump if desired. The property has internal and cavity wall insulation and secondary glazing throughout.

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** The property is located within the Croft Castle estate with access from the road towards Highwood and Bircher.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01584 872153

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am – 12 noon.

**Details Last Updated:** Monday, 20 July 2026

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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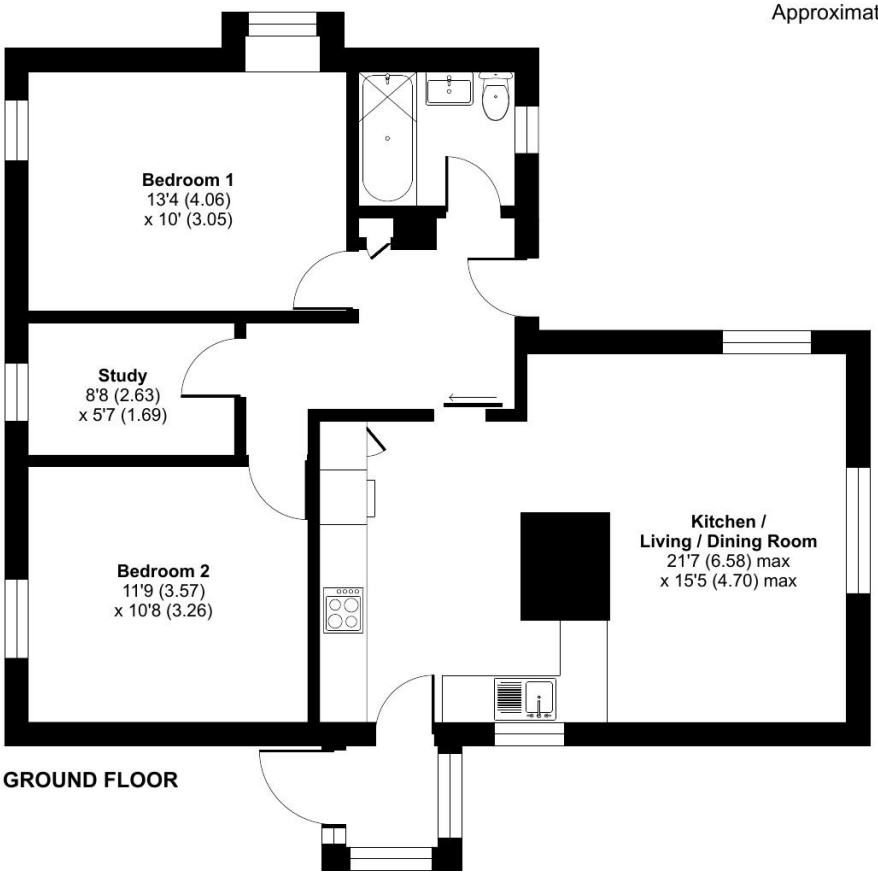


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# Bircher, Leominster, HR6

Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCartneys. REF: 1439835

