



# Lane Gate Cottage

Highwood, Bircher, Leominster, Herefordshire

## A quintessential detached cottage with characterful interiors and beautiful gardens, within reach of local amenities

A unique period home combining historical charm with light-filled accommodation across two floors. Occupying a spectacular position on the edge of Bircher Common and bordering the National Trust's Fishpool Valley, the property sits within approximately 0.65 acres of beautifully curated grounds, providing a peaceful rural retreat with immediate access to picturesque countryside walks



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**PARKING**



**0.65 ACRES**



**FREEHOLD**



**RURAL**



**1,693 SQ FT**



**GUIDE PRICE  
£650,000**



### The property

Lane Gate Cottage is a striking detached residence that seamlessly blends traditional architectural features, including exposed beams and casement windows, with contemporary comforts and charming wooden doors. Its exterior is defined by a traditional thatched roof and classic timber framed features, giving the cottage strong character and making it a distinctive home in the Highwood area.

The ground floor accommodation flows from the main entrance directly into the heart of the home, where two principal reception rooms showcase the property's period integrity and warmth. To one side lies the triple aspect drawing room, a generous space ideal for family gatherings, while to the other is the spacious dining room, featuring an inviting fireplace, exposed timber beams, and a dual aspect. The kitchen/breakfast room is well appointed, fitted with bespoke handmade solid oak units and a premium Everhot range cooker. Completing the ground floor is a good sized utility room, alongside a shower room and a family bathroom.

On the first floor, the property offers three wooden floored double bedrooms, each capturing unique elevated views over the gardens and neighbouring common. The principal bedroom is a particular highlight, enjoying a dual aspect that floods the space with natural light. Of the two additional bedrooms, one features a built-in bed nook, making it ideal as a child's bedroom or a study.

### Outside

The cottage is approached via a gravel driveway, providing ample parking for several vehicles. It is set within approximately 0.65 acres of magnificent, partly walled gardens that offer a high degree of privacy, with a private gate giving direct access onto the vast expanse of Bircher Common. The grounds have been meticulously maintained, featuring expansive level lawns, vibrant herbaceous borders, and a variety of specimen trees that create a park-like feel. To the rear, a paved terrace provides an ideal spot for alfresco dining while enjoying the tranquil surroundings.



## Location

The property is located in the rural hamlet of Highwood, near Bircher, approximately five miles north of the historic market town of Leominster. Leominster is known for its medieval architecture, antique shops and regular markets, and offers a range of everyday amenities including supermarkets, independent retailers, cafés and restaurants. Educational provision is well catered for, with primary schooling available in nearby villages and secondary education in Leominster. Transport links are convenient, with the A49 providing road connections to Hereford and Ludlow, while Leominster railway station, on the Welsh Marches Line, offers direct services to destinations including Hereford, Shrewsbury and Manchester. The surrounding area is renowned for its scenic beauty, with rolling Herefordshire countryside, Bircher Common and the National Trust's Fishpool Valley close by, as well as access to the Black and White Village Trail, showcasing a collection of picturesque timber-framed villages.



## Distances

- Leominster 5.6 miles
- Ludlow 8.2 miles
- Tenbury Wells 10.6 miles
- Hereford 20.4 miles

## Nearby Stations

- Leominster Railway Station

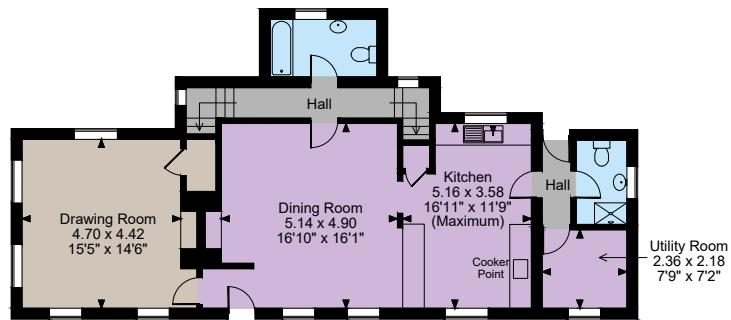
## Key Locations

- Grange Court
- Queenswood Arboretum
- Wigmore Castle
- Hampton Court Castle & Gardens
- Croft Castle
- The Weir Garden
- Hergest Croft Gardens

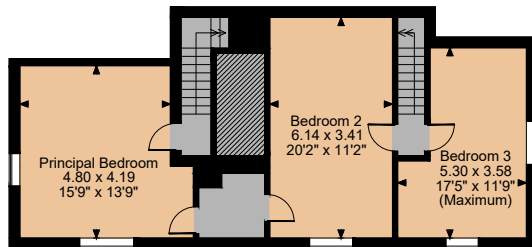
## Nearby Schools

- Lucton
- Moor Park
- Hereford Cathedral
- The Downs
- The Elms
- Malvern College





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Internal area 1,693 sq ft (157 sq m)

For identification purposes only.

## Directions

Post Code HR6 0BN

what3words: ///fallback.wallet.pops

## General

Local Authority: Herefordshire Council

Services: Mains electric and mains water to house. All garden water on a private spring fed supply. Oil and electric heating. Private drainage via septic tank that we understand complies with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

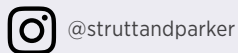
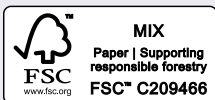


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Herefordshire & Worcestershire

01432 598160

herefordshire@struttandparker.com  
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