



Little Wickton Cottage

Stoke Prior, Leominster, Herefordshire, HR6 0LL



COUNTRY & CLASSIC

Little Wickton Cottage

Detached Four Double Bedroom Period House with Stunning Professionally Designed & Landscaped Garden. Purpose Built Garden Home Office & Double Garage. Immaculately Presented Inside & Out. Situated in a Quiet Rural Setting with Stunning Views just 1.5 Miles from the Village of Stoke Prior with Easy Access to Leominster & Hereford

THE PROPERTY

- Attractive Entrance Hall with Quarry Tiled Floor, Exposed Beams, Stone Wall & Original Bread Oven
- Sitting Room, Double Aspect with Inglenook Fireplace & Woodburner, Feature Beams & French Doors to Terrace & Garden
- Spacious Double Aspect Dining Room with Double Doors from Hallway
- Beautiful Fully Fitted Kitchen with Travertine Flooring, Quartz Worktops. Breakfast Bar. Rangemaster Range Cooker with Gas Hob, Integrated Electric Double Oven, Dishwasher & Fridge. Grohe Hot Water Tap. Window Overlooking Garden
- Utility Room, Fully Fitted with Back Door to Garden
- Little Sitting Room/Snug, Double Aspect with French Doors to Terrace & Garden
- Large Study with Built in Cupboard
- Downstairs Cloakroom
- Attractive Main Bedroom Suite, Benefitting from Vaulted Ceiling and Original Beams, Ensuite Shower Room
- Second Double Bedroom with Views Out over Open Farmland, Ensuite Shower & Built in Wardrobe
- Two Further Large Double Bedrooms
- Family Bathroom with Separate Shower

THE SITUATION

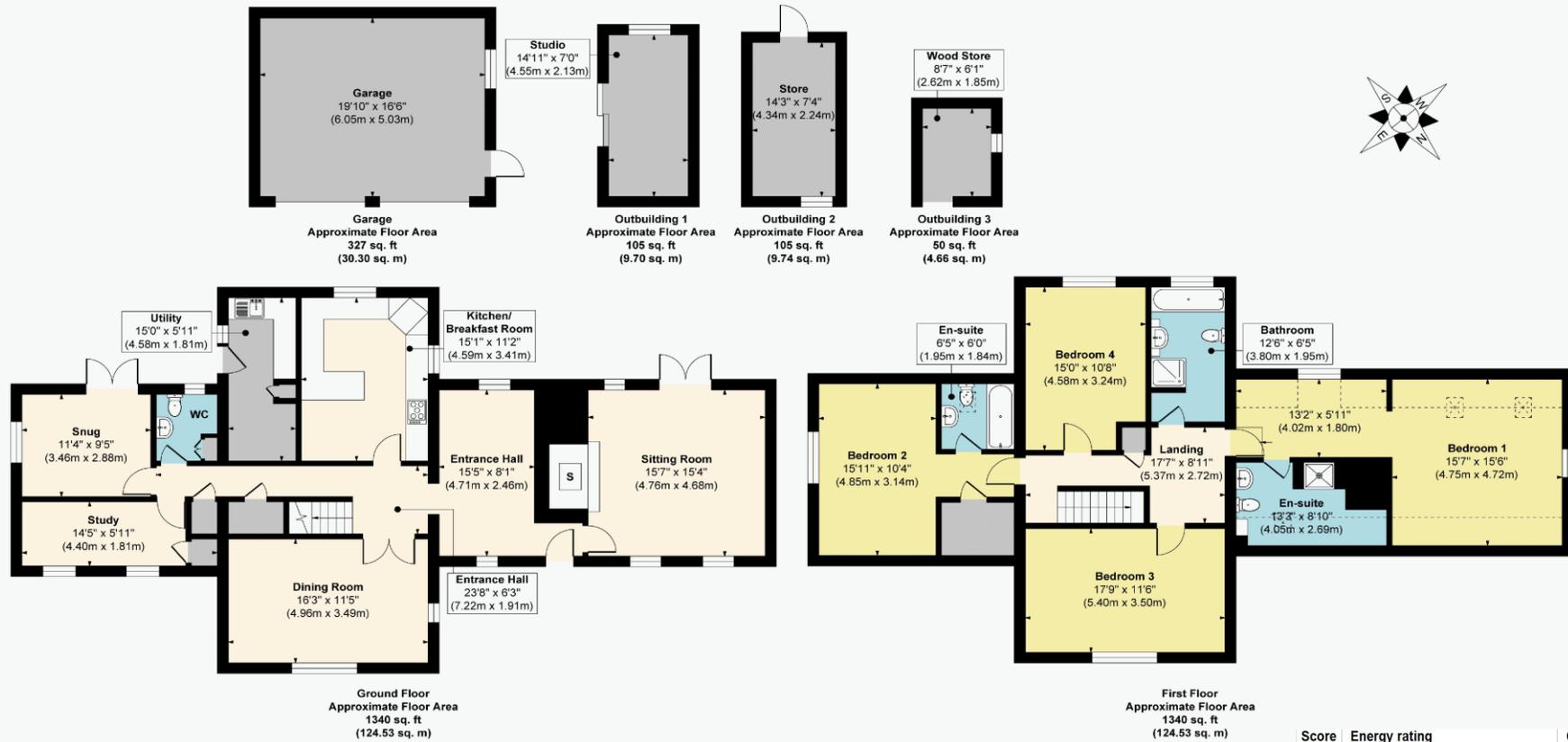
- Situated in a Quiet Rural Position Overlooking Farmland
- 1.5 Miles to Stoke Prior Village with Primary School, Church & Village Hall
- 5 Miles to Leominster with Mainline Station & Local Amenities
- 10 Miles to Bromyard, 12 Miles to Hereford





FLOOR PLANS

Total Approx. Floor Area 3267 Sq. Ft. (303.46 Sq. M.)



Approx. Gross Internal Floor Area
Main House = 2680 sq. ft / 249.06 sq. m
Garage = 327 sq. ft / 30.30 sq. m
Outbuildings = 260 sq. ft / 24.10 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





THE OUTSIDE

- Green Retreats Garden Home Office/Studio
- Double Garage with Solar Panels
- One Acre of Beautiful Landscaped Gardens
- Designed by Kew Gardens Designer with a Plethora of Specimen Trees and Plants
- Two Bespoke Enclosed Stone Walled Patio Areas
- Vegetable Garden with Raised Beds & Fruit Cages
- Large Garden Store, Greenhouse, Wendy House & Woodstore
- Plenty of Private Parking

PRACTICALITIES

- Council Tax Band– G– Herefordshire Council
- Mains Electricity
- Solar Panels with Direct Feed & Income Generating
- Private Water & Private Drainage
- Oil Fired Central Heating
- Double Glazed Throughout
- Full Fibre Broadband
- EPC C

DIRECTIONS

What 3 Words: daydream.carting.snacks

HR6 0LL Sat Nav is Accurate. From the A417 heading towards Leominster, at Bodenham turn right on Bowley Lane signed to Stoke Prior. Continue for approx. 3 miles. Turn left signed to Stoke Prior, after approx. 100 yds turn left at the small crossroads down the dead-end lane. Continue for 0.5 miles. Turn right up a private driveway/farmtrack. The property can be found at the top clearly marked on the left hand side


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