



Sparrowhawk
Larkfield | Cooks Hill | Wick | Pershore | Worcestershire | WR10 3PA

 FINE & COUNTRY

SPARROWHAWK

A stunning contemporary barn offering a versatile floorplan, panoramic views, and situated close to town. With a striking open-plan kitchen/diner, sitting room, living room/third double bedroom, shower room, two en-suites, utility room, south-facing private garden, double carport, workshop, and powered by greener energy. This immaculately presented property offers a sophisticated modern lifestyle with plenty of natural light and ample living space.



Sparrowhawk is one of five barns that was converted in 2021 and is set in a gated community.

Ground Floor

The front door leads into a striking spacious hall with understairs storage, a feature staircase leading up to the first floor, and all reception rooms leading from the hall. The kitchen/breakfast/living area has a wow factor and is the heart of the house. It spans from the front to the rear of the barn and is vaulted to the ceiling creating the most incredible feeling of space. A set of two double bio-folding doors open out to the rear garden, and two lantern roof lights are set above the kitchen. There is ample storage in the kitchen with a double built-in oven, induction hob, wine cooler, integrated appliances, and large island with further storage. The breakfast and living area is spacious with a wall mounted contemporary electric fire. The sitting room is well-proportioned with dual aspect floor to ceiling glass panels with inset windows and ample built-in storage. The third living room could be used as a third bedroom or study. It has a large window and further built-in storage. There is a downstairs shower room, which is spacious and modern, and has a walk-in shower with rain head. The WC and basin are built into a vanity unit and additional storage unit. The utility room has further storage and plumbing.







Seller Insight



“ We have lived at Sparrowhawk for just under three years, and from the outset it was the location that drew us in. The house offers remarkably easy connections to Birmingham and London, which suited our lives perfectly, but it was also important to us that it aligned with our values. Moving into a home powered entirely by electricity, with strong eco-credentials, felt like the right step.

One of the great pleasures of living here is the quietness. It's rare to find a place where you can walk into Pershore and yet feel as though you're living in the countryside. The house provides generous, well-proportioned living spaces, and the garden is just the right size- manageable, private and ideal for everyday enjoyment rather than upkeep.

Certain spots have become firm favourites. The first-floor landing, in particular, has evolved into our afternoon retreat: a place for tea, reading and rest. In the evenings, the light filtering through the surrounding trees creates a peaceful, almost timeless atmosphere. The kitchen, too, is a joy - filled with light and space, it quickly became the heart of the home.

Outside, the patio comes into its own during the summer months. We are not overlooked, and there's something deeply calming about sitting out there, listening to birdsong from the nearby copse, and watching birds of prey circling overhead. Practical touches such as the carport and additional driveway parking make daily life feel easy and well thought-out.

We've made several improvements that have further shaped how we live here. Solar panels, a Tesla battery and an EV charging point have allowed us to maximise the home's sustainability. Inside, custom-built wardrobes and a kitchen display unit were crafted by a local artisan, while one of the carport spaces has been converted into a workshop, easily adaptable as a home office if needed.

Sparrowhawk has also been a happy place for family visits. Our grandchildren, in particular, love staying here - having their own en-suite bathroom attached to the guest bedroom feels like a real luxury to them, and it's been a pleasure creating those memories.

Larkfield itself is a small development of just five homes, and the sense of neighbourliness has been one of the unexpected joys of living here: friendly, helpful and never intrusive. Wick's community, especially gatherings like Quiz Night at the Wick Club just up the road, adds to that feeling of belonging. What we will miss most is the quietness of this special spot, the generous spaces of the house, and the warmth of the people around us - but we hope the next owners will enjoy Sparrowhawk every bit as much as we have.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



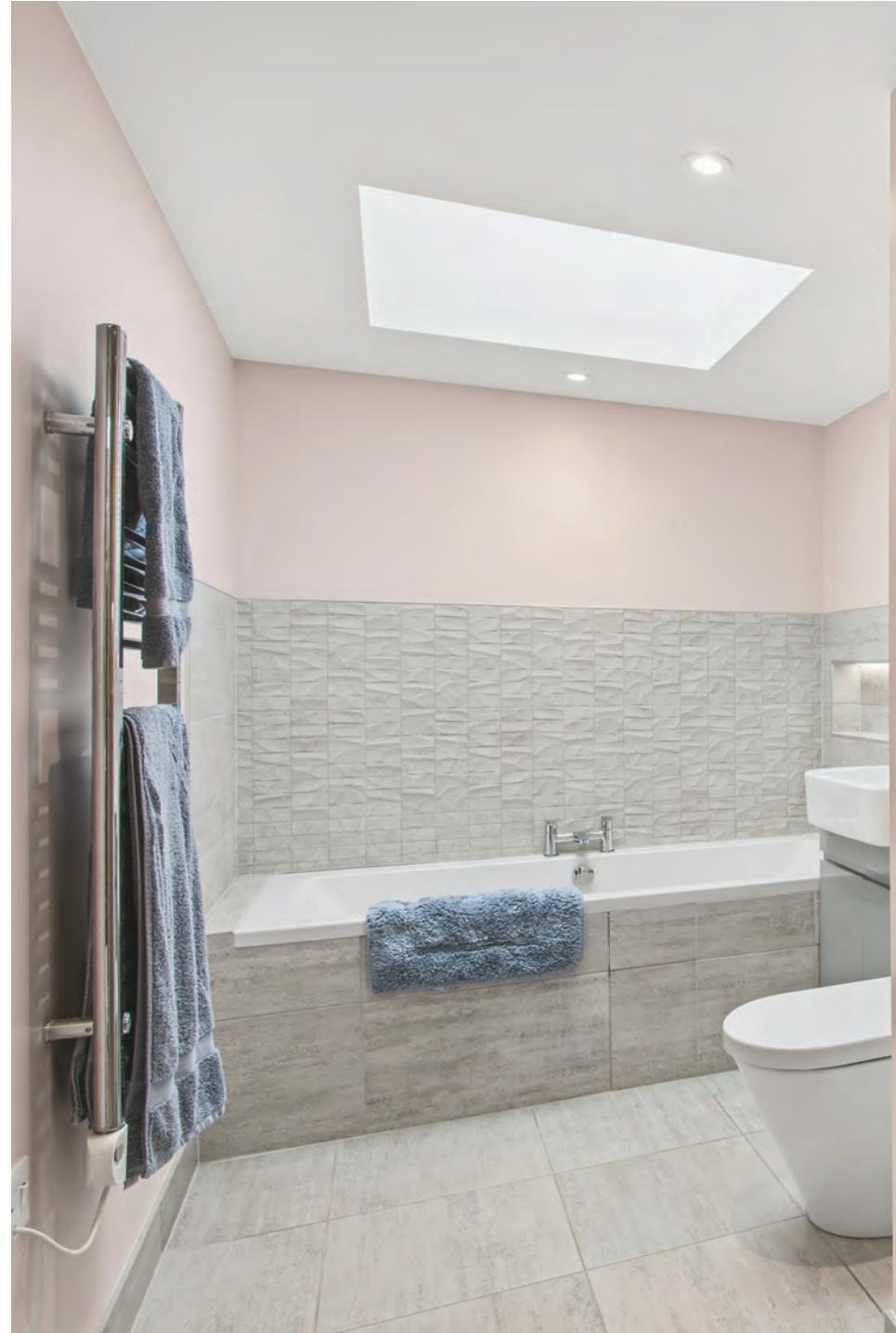
First Floor

A contemporary glass staircase leads up to the first floor with two large double bedrooms and a snug area incorporated into the landing with a glass panel spanning the width of the landing providing stunning views of the countryside and a fixed pane looking over the kitchen. The main bedroom spans from the front to the rear of the barn, with glass windows to the front, two lantern ceiling lights in the bedroom, and a third lantern light in the en-suite. The en-suite is beautifully presented, modern and has a walk-in shower with rain head, contemporary bath, and the WC and basin are built into a vanity unit with further storage.

The second double bedroom also has delightful views of the countryside and a modern en-suite with walk-in shower, WC, and basin set into a vanity unit with additional storage.















Outside

A set of electric gates opens onto a paved drive leading to Sparrowhawk. The south-facing rear garden is private with a fabulous mix of lawn, flower beds, raised flower beds, a patio area, and a greenhouse. The front garden has a double carport, additional parking, and a workshop that is fully insulated with electricity that could easily be used as a home office. There is also a useful garden shed.









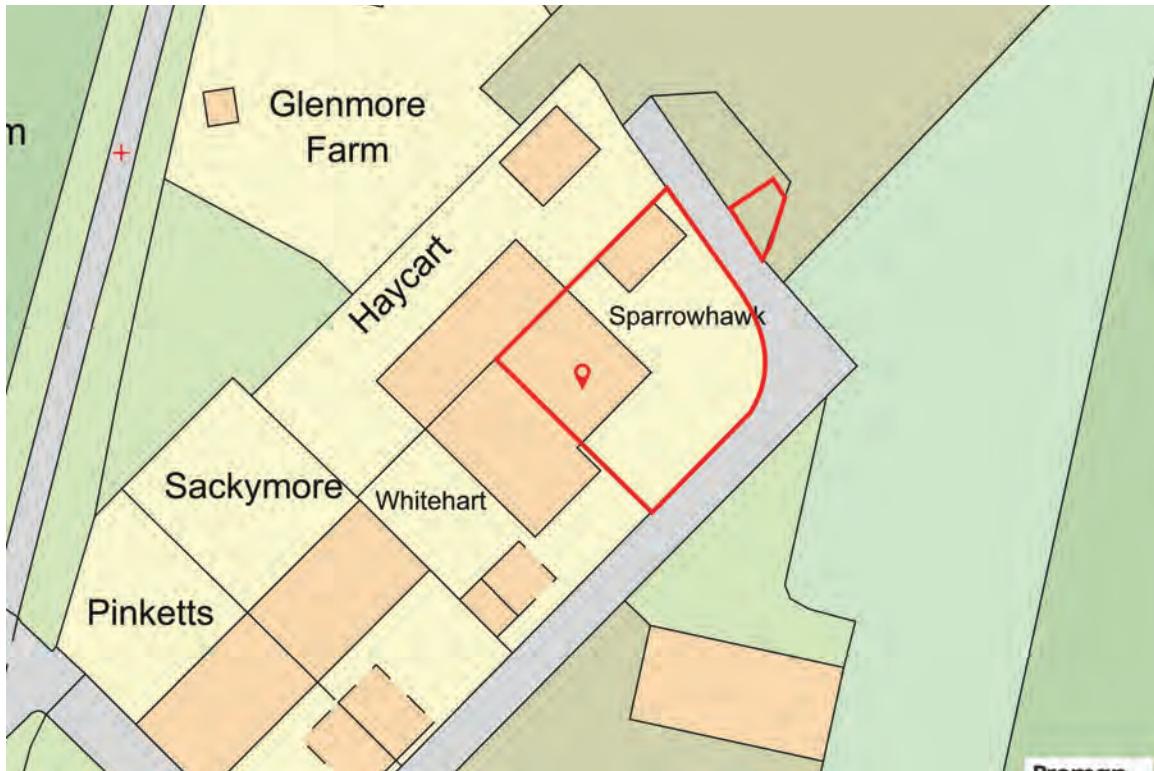
LOCATION

The village of Wick has a strong community spirit with a church, social club and playing fields. There are plenty of walks across the river meadows into the beautiful town of Pershore which is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon, it centres on the famous Abbey, and the high street boasts a range of fine brick-built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses, and restaurants. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre, and leisure centre with a swimming pool. There is a wide range of educational facilities.

Evesham is less than 10 minutes from Wick and is a historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants, and shops. Worcester, Cheltenham, and the Cotswolds are all less than 20 minutes away.

There are main line trains to London and Birmingham from Evesham, Honeybourne, Pershore, and Worcester Parkway. Birmingham Airport is less than 40 minutes away as is the M5, M40, M42 and M6.





Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band F - Wychavon District Council

Property Construction - Non-standard - brick with rubber membrane roof

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Private sewerage treatment plant

Heating - Air source heat pump. The property also owns the solar panels that are connected to the grid.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Parking - Carport parking for 2 cars. Driveway parking for 4+ cars. EV charging point.

Special Notes - Larkfield has a Neighbour Agreement between the five properties. Each household pays approx. £800 per annum which covers repairs for road, electric gates, energy costs, and gardener. Whilst each property has its own sewage treatment plant, they have a servicing contract to cover all properties. The excess forms a sinking fund.

The property is subject to standard residential restrictive covenants and easements.

Directions

The postcode for the property is WR10 3PA.

Viewings

Strictly via the vendors sole agents Fine & Country Stratford-upon-Avon on 01789 332 600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday

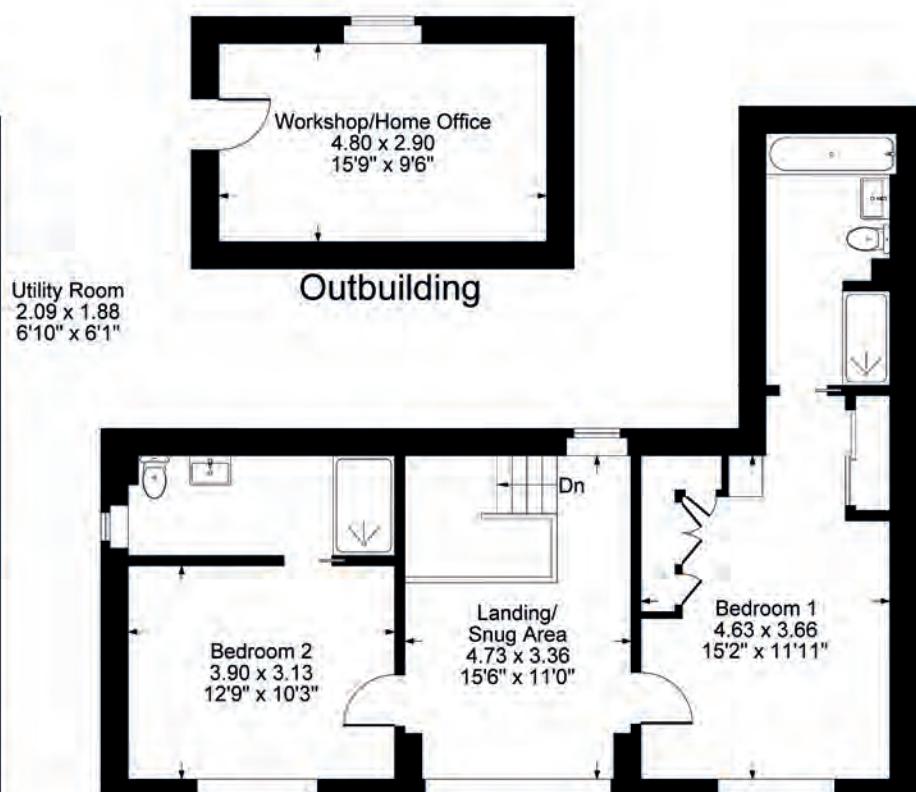
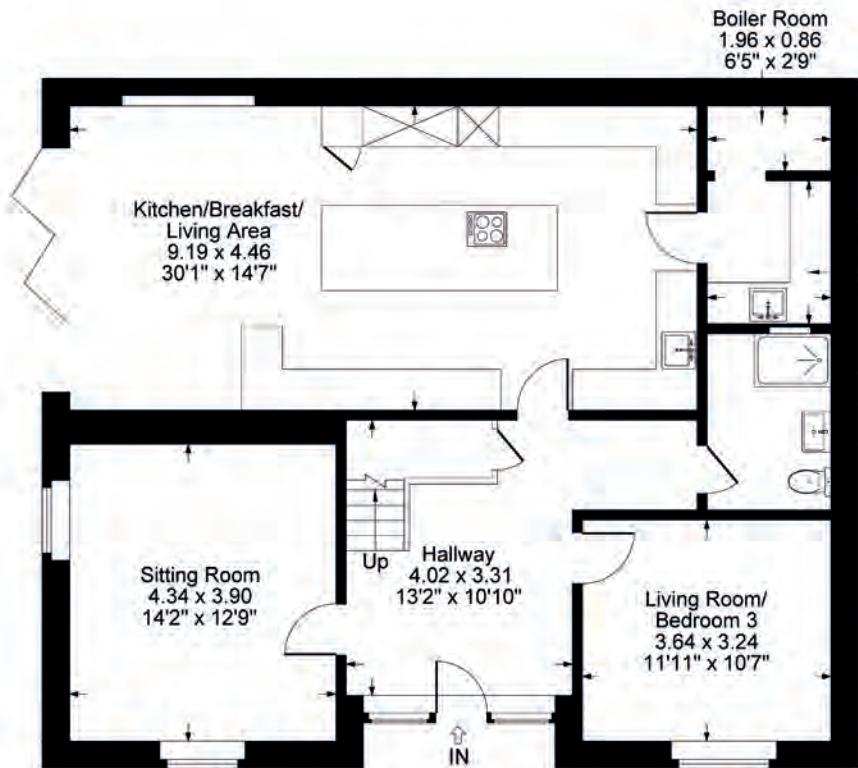
9.00 am-5.30 pm

Saturday

9.00 am-4.30 pm

Sunday

Appointments by arrangement

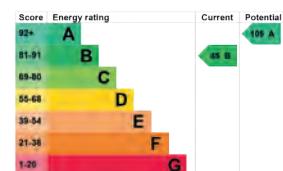


Approximate Gross Internal Area
Ground Floor = 101.27 sq m / 1090 sq ft
First Floor = 61.34 sq m / 660 sq ft
Outbuilding = 13.92 sq m / 150 sq ft
Total Area = 176.53 sq m / 1900 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 05.02.2026



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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



“ I have used numerous estate agents over the years but none even come close to the professionalism and customer service of Clare. She is a delight to work with, always letting me know where we stood and would never let a difficult market place deter her from our positive outcome. She gets a ten out of ten! Couldn't recommend her any more highly.

24/09/24



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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