



Cooks Hill, Wick

Asking Price: £875,000

- A beautiful barn conversion in an exclusive gated development of just five superb properties
- Designed and finished to exacting standards
- Entrance hall with oak and glass staircase and detail low level wall lighting
- Stunning open plan lounge/kitchen/dining room with bi-fold doors into the garden
- Four bedrooms - two on first floor both with en-suites, two on ground floor with access to family shower room
- Bedroom four is currently used as a sitting room/library
- Car port with two bay - third has been used to create a workshop. EV charging point
- Established rear garden with vegetable growing area
- Solar panels (with battery) which supply home with cheaper electricity plus 'pay back' for excess fed into grid

Nigel Poole
& Partners

Sparrowhawk

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****A STUNNING HOME IN AN EXCLUSIVE GATED DEVELOPMENT OF JUST FIVE BARN CONVERSIONS AT LARKFIELD IN THE IDYLIC VILLAGE OF WICK**** Converted in 2022 by the award winning, family-owned Matthews Construction, who are renowned for their innovative design, quality construction and attention to detail, this property is presented to a high standard throughout. A block paved drive with car port leads to the entrance into Sparrowhawk - a four bedroom, three bathroom home which offers modern contemporary living in a true rural location. The heart of this home is the stunning double height open plan lounge/kitchen/dining room - an imposing room with lots of natural light and bi-fold doors into the garden. The kitchen is fitted with 'shaker style' units with Quartz stone work surfaces, central island and integrated appliances. On the first floor are two double bedrooms - both with en-suites. Bedroom four is on the ground floor along with a further reception room which could be used as a further bedroom, office, play room or TV room (currently used as a second sitting/library). There is also a ground floor shower room and utility room. The established rear garden feels very private and has a patio seating and vegetable growing areas. Double car port plus workshop and EV charging point. Peaceful location just 2-miles from the Georgian market town of Pershore.

Front

A shared driveway (with communal low level bollard lighting) is accessed through electric/remote controlled gates. Sparrowhawk is located towards the end of the driveway which leads onto its own private block paved drive with timber framed car port.

Entrance Hall

Double glazed compose entrance door. Oak staircase with glazed ballustrating. A lovely feature within the hallway is the low level recessed wall lighting which runs up staircase and part tiled skirting boards. Porcelain tiled floor. Oak doors into all rooms.

Superb Open Plan

Lounge/Dining/Kitchen

A double height room, flooded with natural light with its bi-fold doors and roof sky lights. The lounge area has a focal feature wall with space for a TV and living flame electric fire. The kitchen area is fitted with a range of 'shaker style' wall and base units (with inset one and a half bowl sink with mixer tap) surmounted by Quartz stone work surfaces - with LED under lighting and up stands. The central island has a five ring induction hob. Additional built-in appliances include: AEG multi-function oven and microwave, Siemens dishwasher and AEG American style fridge freezer. Another lovely feature in this room is the fitted display/bookcase unit. The room has porcelain tiles throughout and an integrated speaker system. Down lights to ceiling and extractor.



Snug/Office/TV/Playroom/Bedroom

Three - Ground Floor

Dual aspect double glazed windows. Fitted shelving units.



Utility Room

Fitted with matching wall and base units, also surmounted by Quartz stonework surface and up stands. Inset sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Down lights with extractor. Porcelain tiled floor. Oak door into cupboard housing pressurised hot water and under floor heating systems.

23 High Street, Pershore WR10 1AA

Gallery Landing

This gallery landing is used as a snug/seating area with double glazed window to the front aspect. Fitted cupboard housing under floor heating controls. Further internal window overlooking kitchen. Oak doors into both bedrooms.

Master Bedroom

Double glazed window to the front aspect and two sky lights. Extensive fitted wardrobes and drawers.



En-Suite

Sky light. Panelled bath with mixer tap. Walk in shower cubicle with inset shelf and mains fed rainfall/handheld shower heads. Grey gloss fitted units with low level w.c. and wash hand basin with illuminated de-mister sensor vanity unit with concealed shaver socket. Mirrored vanity unit. Porcelanosa tiling. Chrome finish heated towel rail. Down lights and extractor.

Bedroom Two

Double glazed window to the front aspect. Sky light.

Bedroom Two En-Suite

Obscure double-glazed window to the side aspect. Walk in shower cubicle with fitted shelf and mains fed rainfall/handheld shower heads. Grey gloss fitted units with low level w.c. and wash hand basin with illuminated de-mister sensor vanity unit with concealed shaver socket. Porcelanosa tiling. Chrome finish heated towel rail. Down lights and extractor.

Bedroom Four - Ground Floor

Currently used as a second sitting room/library. Double glazed window to the front aspect. Fitted shelving units.

Ground Floor Shower Room

Walk in shower cubicle with mains fed rainfall and handheld shower heads. Grey gloss fitted units with low level w.c. and wash hand basin with illuminated de-mister sensor vanity unit with concealed shaver socket. Porcelanosa tiling. Chrome finish heated



Rear Garden

The enclosed rear garden feels very private. It has a lovely feature Cotswold stone wall and gated access leading to the front. It has a patio seating area and is predominately laid to lawn with beds/borders containing established shrubs and flowering plants. To one side of the garden is a vegetable growing area with number of raised beds and greenhouse. There are two water butts and a cold-water tap. Exterior lighting.



Additional Information

Solar panels with battery storage were installed (August 2023) and provide cheaper electricity for running the home. Excess goes into the grid and provide a 'pay back' tariff. The property has wi-fi under floor heating throughout and is run by air source heat pumps.

The property has a private sewerage treatment plant and was last emptied in December 2024. It is emptied annually, and costs are covered by the Neighbourhood Agreement.

Each homeowner has a right of access over road into and through the development. The road is owned and responsibility of developer and farmer.

The property has a Professional Consultant's Certificate issued by PM Brooks dated 21/10/22.

Maintenance of Communal Areas

Larkfield does not have a management company it has a Neighbour Agreement between the five properties. Each household pays approx. £795 per annum which covers repairs for road and electric gate, energy costs, gardener and emptying and servicing of each of the private sewerage treatment plants. Excess forms a sinking fund.

Tenure: Freehold

Council Tax Band: F

Mobile & Broadband Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3PA



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