

The Wildings, Stoke Prior, HR6 0LW
Price £800,000

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LAND & NEW HOMES





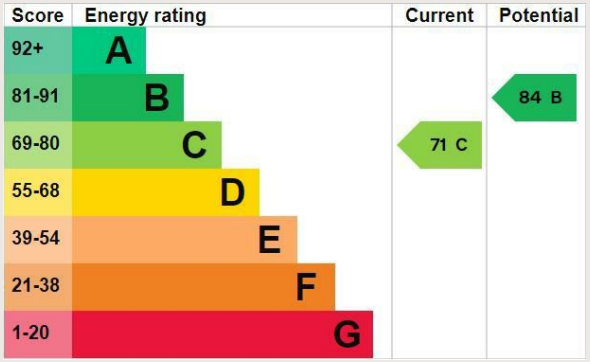
The Wildings, Stoke Prior

The Wildings has been a true 'labour of love' for the current vendors and would easily qualify to be a front page entry of any certified Home Magazine. The attention to detail, quality of the building methods/materials and the sophisticated 'finish' that has been lovingly applied has created a very special home. Offered CHAIN FREE with impressive Studio, Agricultural Barn, Dutch Barn, various other outbuildings and circa 2.71 acres there is plenty on offer here and we highly recommend arranging a viewing today. Please call 01568 610310.

FEATURES

- IMPRESSIVE THREE BEDROOM GEORGIAN HOME
- FRESHLY RENOVATED TO A VERY HIGH STANDARD
- CHAIN FREE
- THREE RECEPTION ROOMS
- TWO SHOWER ROOMS, ONE BATHROOM
- CIRCA 2.71 ACRE PLOT
- VAST SELECTION OF OUTBUILDINGS
- ELEGANT MASTER SUITE
- PRIVATE, WALLED COURTYARD
- STUDIO WITH KITCHENETTE & OFFICE

Material Information
Price £800,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: F
EPC: C (71)
For more material information visit www.cobbamos.com



Introduction

Oozing style and an immaculate finish with no expense spared, The Wildings is quite special and consists of the following: entrance hall, formal sitting room, snug/study, third reception room, kitchen/dining room, utility, ground-floor shower room, three bedrooms (one with en-suite and dressing room), family shower room. External benefits are: circa 2.71 acres, walled courtyard, various outbuildings, ample driveway parking and studio.

Property Description

Entry begins into a central hallway with impressively tall ceiling height and traditional stairs that rise to the first floor. The paneled walls and striking limestone tiled flooring creates a welcoming flow through the home and into the kitchen/dining room directly ahead. To the left is a formal sitting room of square proportion that enjoys views across the front lawned garden. Attention to detail is obvious here in the choice of stylish, charcoal coloured column radiators that match the light switches, wooden fire surround and slate hearth. An inset wood-burner is a welcoming addition for the Winter months and of specific note is the beautiful oak, hardwood flooring that enhances the selected colour scheme perfectly.

To the right is a second reception room currently set up as an additional sitting room/home study. The proportions and detail echo that of the more formal sitting room across the hallway which creates a calming balance to the home. Particular note should be given to the substantial and eye catching wooden fire surround that frames the second wood-burner to be found at The Wildings.

In addition to the second reception room is a third which sits just a little further along the hallway. With contemporary styled, metal framed, double doors leading out into the courtyard garden, this room could lend itself to a variety of uses, whether that be: dining, play room or hobby space? The limestone tiled flooring continues from the hallway into here giving easy flow from outdoors in.

To the far end of the hallway is an impressive kitchen/dining room with room for occasional seating also. The kitchen has a range of contemporary and sleek wall and base units with a striking two tone differentiation in colour. This balances sympathetically with the aluminium framed, rectangular windows that sit at the opposite end of the room. Designed with great thought in mind, the kitchen includes: integrated dishwasher, integrated household bins, pan drawers, glazed cabinetry for glass ware, integrated fridge/freezer and an electric range. There is no need for clutter or goods to be unnecessarily on show in this kitchen. If desired, there is room for an island and table and chairs here alongside occasional seating to satisfy those looking to catch up with friends/family in a sociable and comfortable manner.

A practically tiled corridor with glazed door leading to the exterior leads from the kitchen/dining room with access to a utility room/ shower room and hanging facility for coats and hats. This would make a great entrance for the daily routine with muddy pets or outdoor work-wear that is better kept away from visiting guests. The utility room has housing for a washing machine and tumble dryer, heated, chrome towel rail and two base units under a sink with hose tap. The whole is tiled and mirrors those found within the adjoining corridor and shower room. The shower room, accessed from the utility space has a shower cubicle, WC, hand basin and chrome towel rail.

Rising up the gorgeous, designer stair runner with paneled wall, lightly sanded spindles and curved traditional, hand rail is the first floor. On the first floor is a galleried landing, loft hatch, shelved storage cupboard, three bedrooms (one with dressing room and en-suite) and family bathroom. The galleried landing holds its own merit with paneling, sanded original floor-boards, large window overlooking the garden and surrounding fields (allowing light to flood the space) and stripped internal doors showing a lovely, aged patina.

The master bedroom is a good sized double enjoying views over the front garden and fields beyond. Exposed wooden floor boards, cast iron feature fireplace, wall paneling and contemporary, column radiator gives an elegant vibe to this restful master suite. It benefits from having its own dressing room and en-suite with opulent slipper bath, WC and hand-basin with antique base. The vendor's have spared no expense in their renovation of this home and the choice of tiles here is one small testament to this. Bedroom two has a luxurious hotel vibe being a double with fitted wardrobes and attractive exposed brick fireplace. The colour choices, textures used and building methods are quite remarkable. Bedroom three is also a double and has rear aspect. The family shower room has been fully tiled with classy, white metro tiles giving a contemporary, urban edge. The room has a walk in shower cubicle, WC, hand-basin with vanity cupboard and heated, chrome towel rail.

Garden & Land

The Wildings sits in a plot of approximately 2.71 acres and consists of the following:

* Formal front, lawned garden
* Meadow with pathway that runs from the Courtyard to the Studio
* Orchard that has gated access from the front garden and adjoins the Studio
* Private and peaceful mown area to the far side of the Studio
* Paddocks that have separate road access
* Private courtyard that is accessed from the driveway, main house and agricultural barn. It is mainly laid to gravel with a small area of lawn and an area of patio that sits under a solid, tiled roof with open frontage.

Outbuildings & Parking

Double gates open into a driveway that leads up to the main house, Agricultural Barn and Dutch Barn with plenty of opportunity for parking. The driveway has a Dutch Barn (which frames part of the courtyard) where access is given to a lower section for seating or potential out-door kitchen and a separate out-building next door, currently used as a bin store and general storage.

A large Agricultural Barn has a concrete base, timber and breeze block construction and large opening to the fields. It would be ideal for livestock (would require internal partitioning depending on requirements) or the storage of machinery. It could also be used for garaging or conversion STPP.

A Dutch Barn has a concrete base with aluminium sides and is currently set up with several bistro sets for outdoor dining. There is an outdoor WC and cold shower adjoining the barn which the vendors had considered using for future business use (Wellness/Holiday Retreat).

A Studio is also within the grounds and in a position where is could easily be separated from the main house for alternate use. The current vendors are currently using the building as a Yoga Studio with kitchenette and separate treatment room. It could be used for holiday letting, Wellness Retreat or Multi-generational living purposes if otherwise desired.

Services

Oil Central Heating
Mains water and electric
Septic tank drainage
Under-floor heating in the kitchen/dining room, utility and shower room.
Tenure: Freehold
Herefordshire Council Tax Band F

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 16 Mbps 1 Mbps Good
Superfast 32 Mbps 3 Mbps Good
Ultrafast 1800 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker






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Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location

The property is located on the edge of the pretty village of Stoke Prior with Leominster Golf Club just a stroll away and a popular village school. The property lies approximately 3 miles from the market town of Leominster, offering a wealth of local and national shops, further primary and secondary schooling, railway station plus a comprehensive range of leisure facilities. The cathedral city of Hereford is approximately 10 miles distant offering further shopping, recreational and educational facilities.

What3words

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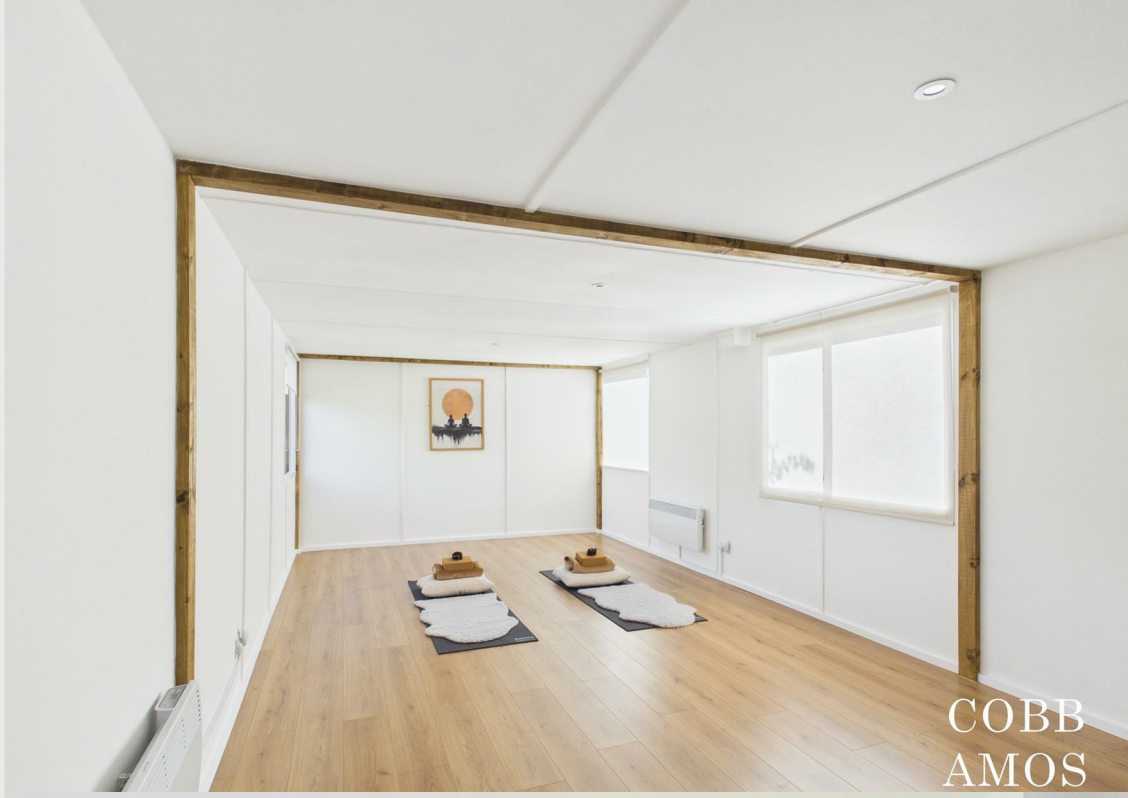
Agent's Note

Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS

Leave Leominster on the A44 to Worcester. Take the turning on your right signposted: Stoke Prior, Humber and Risbury and you will find The Wildings on your left hand side.








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Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

3854 ft²

358.1 m²

Reduced headroom

13 ft²

1.2 m²



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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