



Mill Lane

Wyre Piddle | Pershore

Mill Lane, Wyre Piddle, Pershore

- PRONE TO FLOODING

- Circa 3 acres of pastureland and 2,000 sqft of living accommodation.
- Approached over a country lane, offering a blend of rural charm and modern living.
- Two stables on-site, perfect for equestrian enthusiasts.
- Stunning semi-detached family home, meticulously renovated.
- Karndean flooring throughout the ground floor for durability and elegance.
- Features a cosy multifuel stove in a brick surround in the kitchen/dining room
- Ample storage with fitted base and wall units, complemented by sleek quartz worktops.
- Built-in appliances and space for a large dining table with six chairs.
- Bi-fold doors leading to a sun-drenched south-west facing courtyard.

Double Garage/Workshop:-

- Accessible from the kitchen, ideal for car or bike enthusiasts.
- Provides a convenient space for hobbies and projects.

Inviting Sitting Room:-

- Picturesque views over the front garden.
- Newly fitted log-burning stove with an authentic wooden beam above.
- High ceilings with exposed beams for a cottage feel.
- Spacious dining room that can also serve as a playroom or additional sitting room.
- Utility room with floor-to-ceiling cupboards for ample storage.
- Five generously sized bedrooms, including a master suite with en-suite shower room and fitted wardrobes.

* Agents Note - The property did flood in January 2024 / the land can flood when we have heavy rainfall * * The owners have insurance in place *



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- Country views over fields from the master bedroom.
 - Three additional double bedrooms.
- Stunning Family Bathroom - Beautifully designed with a walk-in shower and claw-foot bath.
- Ample parking for several vehicles in addition to the garage.
 - Scenic river walks straight from your doorstep, walk to Pershore in approximately 15 minutes.
 - Wheelgate offers a perfect balance of elegance and comfort.
 - Meticulous attention to detail and stylish design throughout.
 - There is a risk of flooding at this property.

Situated in the heart of the countryside, just outside of Wyre Piddle. Wheel Gate offers the perfect blend of rural charm and modern living, with just under 3 acres of adjacent land and two stables on-site, this property is ideal for equestrian enthusiasts or those looking for space to enjoy the outdoors. Wheel Gate is a stunning semi-detached family home that has been meticulously renovated by the current owners. Enjoy Karndean flooring throughout the ground floor, combining durability with elegance.

A stunning Kitchen Breakfast Room, Cook and entertain in style in the gorgeous kitchen equipped with a cosy multifuel-burning stove, housed in a charming brick surround. The fitted base and wall units provide ample storage, complemented by sleek quartz worktops that offer a contemporary touch. With built-in appliances and generous space for a large dining table and six chairs, this kitchen is perfect for family gatherings. Bi-fold doors open onto a sun-drenched south-west facing courtyard, creating a seamless indoor-outdoor living experience.



Fox Town and Country



Double Garage/Workshop - A personal door from the kitchen leads to a double garage/workshop — an ideal space for car or bike enthusiasts to indulge in their hobbies, ensuring convenience at your fingertips.

Relax in the sitting room featuring picturesque views over the front garden, a newly fitted log-burning stove with an authentic wooden beam above, and high ceilings that have exposed wooden beams that exude a cottage feel

The dining room, which can also serve as a playroom or additional sitting room, is spacious and welcoming with exposed ceiling beams. An opening leads to the utility room, equipped with floor-to-ceiling cupboards for all your storage needs.

The first floor has five generously sized bedrooms, including a master suite with a stylish en-suite shower room and fitted wardrobes. Enjoy countryside views over the fields from the comfort of your bedroom. The remaining four bedrooms, three of which are doubles; all bedrooms have fitted, plush carpets. The family bathroom is a wonderful design, complete with a walk-in shower and a claw-foot bath, providing a retreat for relaxation.

Ample parking for several vehicles ensures convenience for family and guests. Enjoy the surroundings with scenic rivers walks from your doorstep, offering country walks to Pershore in approximately 15 minutes. Wheel Gate is a lifestyle choice that perfectly balances elegance and comfort.

Mains Water - Septic Tank - Mains Electricity- Broadband - Immersion Heater - kitchen burner is a multi fuel burner, for the heating and hot water for when the immersion heater is not needed.) Tax Band E

Administrative Deposit:

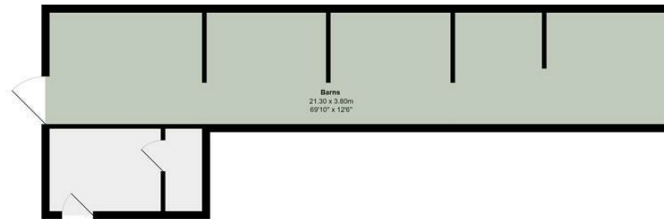
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**



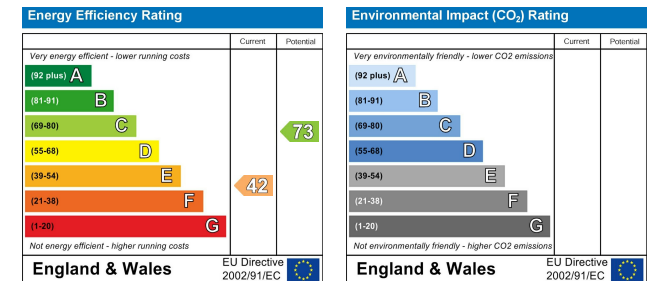
Fox Town and Country Home



Wheel Gate, Wyre Piddle, WR10 2JF



Total Approx Area: 185.0 m² ... 1992 ft² (excluding double garage, barns)
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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