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**RECTORY COTTAGE
CHURCH LANE
LAPWORTH
B94 5NX**

Idyllic oak-framed Grade II listed cottage, nestled in the highly sought-after village of Lapworth. Set in nearly an acre of landscaped grounds, this character-filled home radiates charm & tranquillity. Surrounded by stunning countryside walks & some of Warwickshire's finest country pubs, Rectory Cottage offers a truly idyllic lifestyle in one of the region's most desirable locations.

RECTORY COTTAGE

A charming and lovingly restored cottage, ideally situated just steps from the picturesque St Mary's The Virgin Church, Rectory Cottage exudes character and warmth. Boasting original beams, two cosy log burners, elegant parquet flooring and breathtaking countryside views, this property offers a blend of traditional charm and modern comfort. The extensive gardens features a vegetable plot, children's play area and a delightful sunken fire pit, making it ideal for family living and outdoor entertaining.

Potential for Extension

With planning permission already granted for a remarkable ground floor extension (full plans available on request), this home offers exciting opportunities for a growing family.







Entering Rectory Cottage, you are greeted by a country-style gated entrance leading to a tarmac driveway, bordered by a quaint cottage garden. The charming front door opens into a home full of character and warmth.

To the left, a bright and airy triple-aspect lounge offers an inviting space, featuring original beams, parquet flooring and a cosy wood burner. Unlike many listed cottages, this room enjoys an abundance of natural light, creating a spacious yet homely feel.

On the right, the dining area continues the cottage's theme of rustic elegance, with exposed beams and a second wood burner adding to its charm. Off the dining room, a generously sized cloakroom with an adjoining WC provides added convenience for guests.





The current kitchen is complete with elegant quartz worktops, ample base and wall units, a pantry and a separate utility room. A side entrance leads to a gardener's toilet and two large storage cupboards, adding practicality and convenience.

One of the most appealing aspects of Rectory Cottage is its potential for further transformation. The granted planning permission will replace the existing single-storey garage and outbuilding with a vaulted, single-storey extension. This addition will feature a spacious double bedroom with an en-suite shower room, a boot/utility room and a stunning open-plan kitchen-diner with panoramic glazed views of the gardens and rolling countryside beyond.

The plans also propose opening up the existing staircase in the kitchen, which will enhance the flow between both sides of the property, creating a more seamless and integrated living space.

*Plans can be provided but are also available via Warwick District Council Planning portals.



Upstairs, three generously sized double bedrooms all benefit from dual-aspect windows, offering sweeping views of the countryside. The rooms feature charming exposed beams and built-in wardrobes. A family bathroom, with a corner bath and separate shower, is located off the landing, alongside a separate WC.

The planning permission includes provisions to combine the bathroom and WC into a luxurious family bathroom and add an en-suite to one of the upstairs bedrooms, creating a new principal suite.



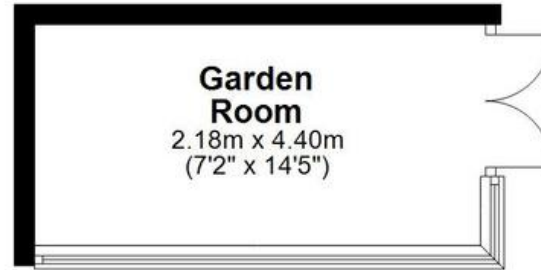


Set within just under an acre of land, Rectory Cottage offers beautifully landscaped gardens, including a large Summer House complete with electricity and heating, a spacious patio with an outdoor dining area, sunken fire pit, a children's play area and a wildflower meadow. The grounds also feature raised beds, a greenhouse, multiple sheds, and ample space for al fresco entertaining.

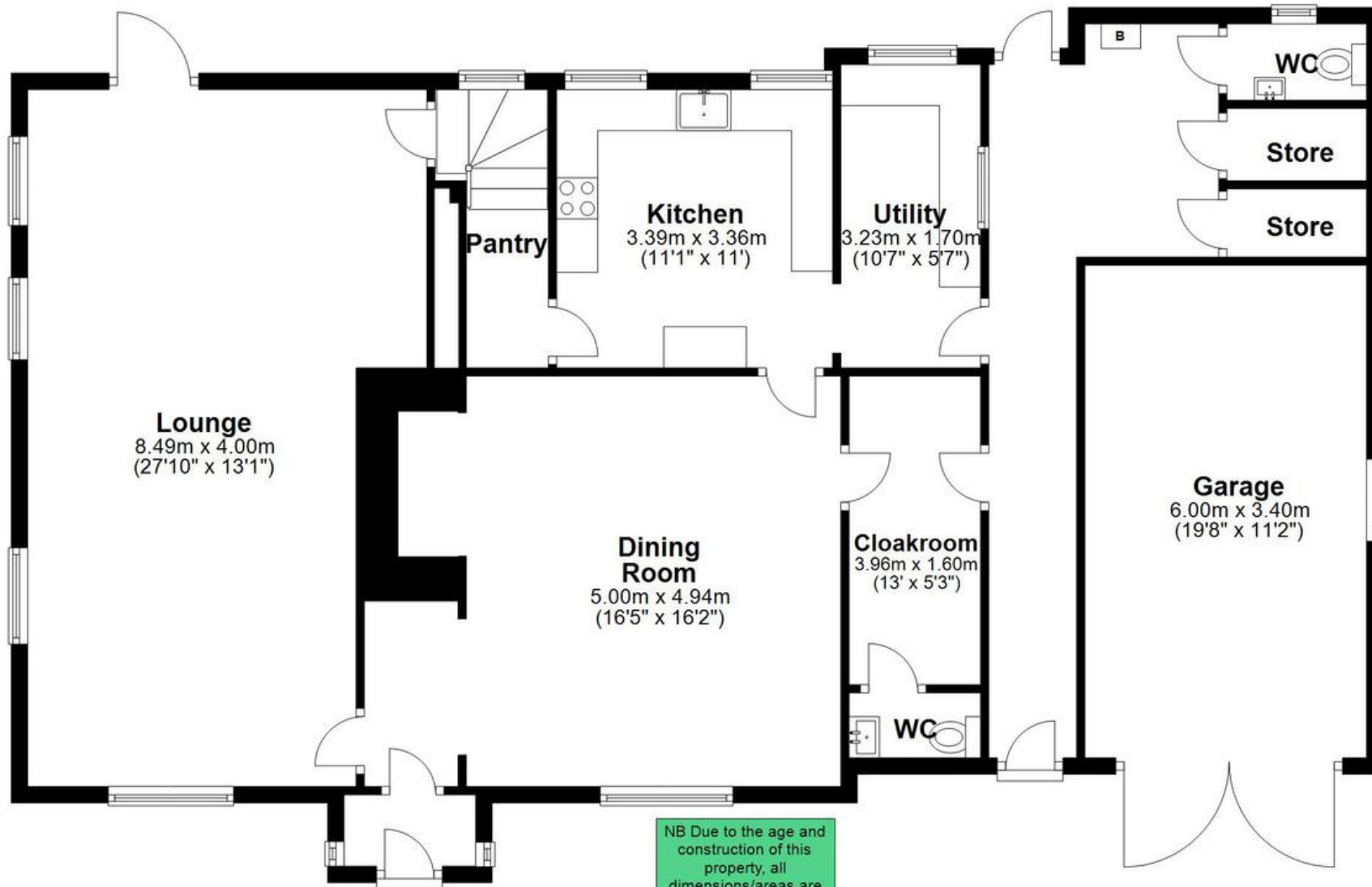
A double garage and a spacious driveway with electric gates provide ample off-road parking. Additionally, a well-sized outbuilding, currently used as a home office, offers further versatility for modern family life.



Ground Floor
Approx. 152.5 sq. metres (1641.0 sq. feet)



Garden Room
2.18m x 4.40m
(7'2" x 14'5")



Lounge
8.49m x 4.00m
(27'10" x 13'1")

Pantry

Kitchen
3.39m x 3.36m
(11'1" x 11')

Utility
3.23m x 1.70m
(10'7" x 5'7")

WC

Store

Store

Dining Room
5.00m x 4.94m
(16'5" x 16'2")

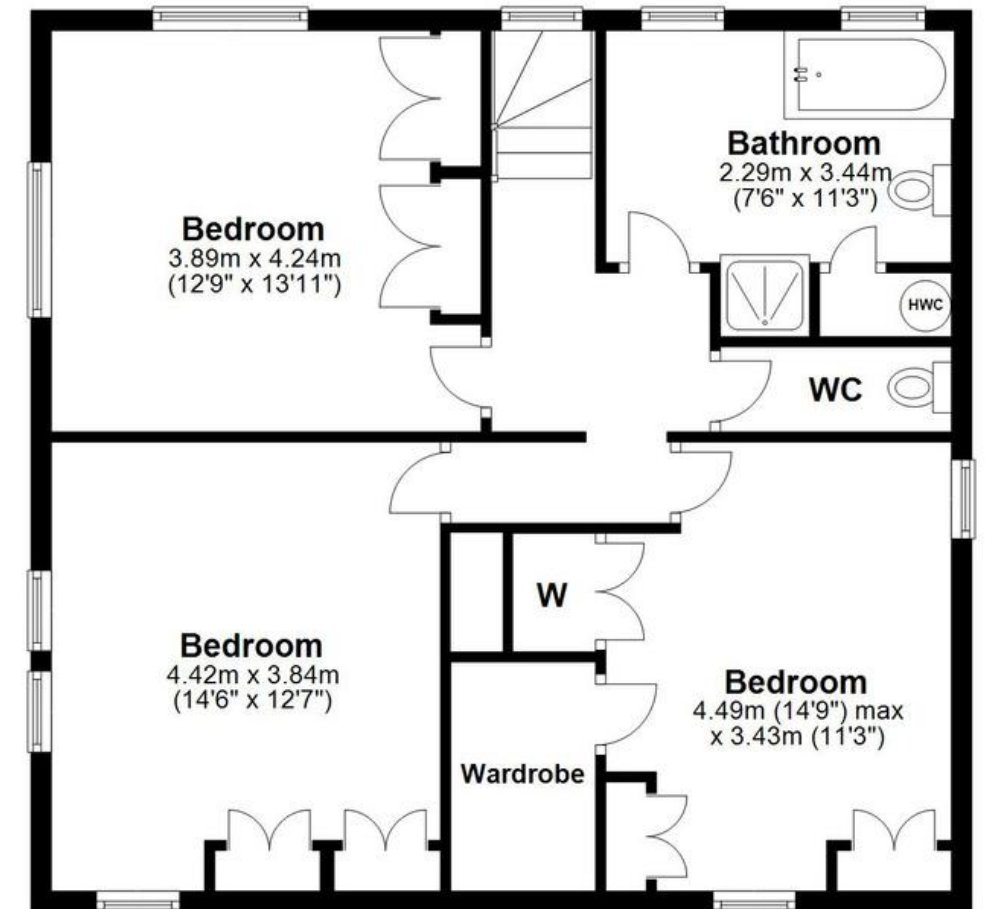
Cloakroom
3.96m x 1.60m
(13' x 5'3")

Garage
6.00m x 3.40m
(19'8" x 11'2")

WC

NB Due to the age and construction of this property, all dimensions/areas are approximate and for illustration only.

First Floor
Approx. 75.7 sq. metres (814.8 sq. feet)



Bedroom
3.89m x 4.24m
(12'9" x 13'11")

Bathroom
2.29m x 3.44m
(7'6" x 11'3")

WC

Bedroom
4.42m x 3.84m
(14'6" x 12'7")

W

Wardrobe

Bedroom
4.49m (14'9") max
x 3.43m (11'3")

Total area: approx. 228.2 sq. metres (2455.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanIt

FEATURES

- Idyllic Grade II Listed Cottage
- Unspoilt Village Location of Lapworth
- Planning Permission Granted For a Single-Storey Extension
- Triple Aspect Lounge With Countryside Views
- Dining Room With Parquet Floor & Wood burner
- Kitchen, Pantry, Utility, Ample Storage
- 3 Double Bedrooms With Fitted Wardrobes
- Fully Renovated including New Heritage Windows
- Landscaped Garden Set in just Under An Acre
- Sunken Firepit, Raised Beds, Summer House

SIZE Total - 2,455 sq ft

TENURE Freehold

WARWICK DISTRICT COUNCIL - G SERVICES

Mains electricity, LPG and septic tank are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	10 Mbps	1 Mbps
Ultrafast	1000 Mbps	220 Mbps

Network in the area: Openreach

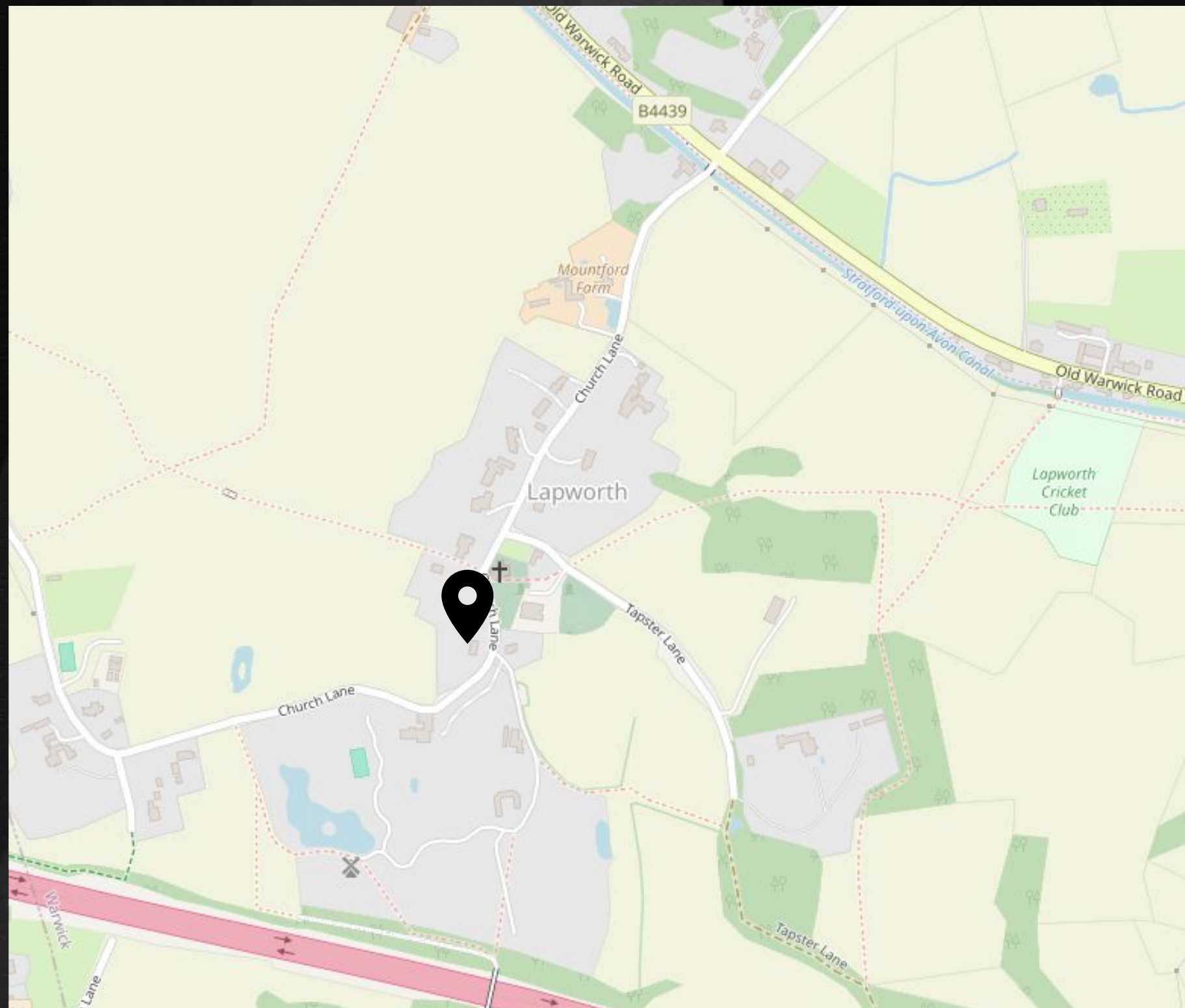
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Lapworth is a charming Warwickshire village on the outskirts of Solihull, approximately 13 miles from Birmingham, full of country walks, excellent pubs including The Boot Inn, The Navigation and The Punchbowl offering an exceptional mix of modern bars and restaurants.

The National Trusts, Packwood House is close at hand whilst Dorridge village centre with its amenities and train station are only a 5 minute drive away. Motorway access is just 10 minutes away, with Birmingham Airport a 15 minute drive, making this a fantastic location.

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Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk