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Far Croft, Tapster Lane,
Lapworth

Far Croft

Just minutes from St. Mary's Church, down Tapster Lane in Lapworth, lies Far Croft House - an imposing family home which undoubtedly stimulates feeling from the moment you turn in from the driveway.





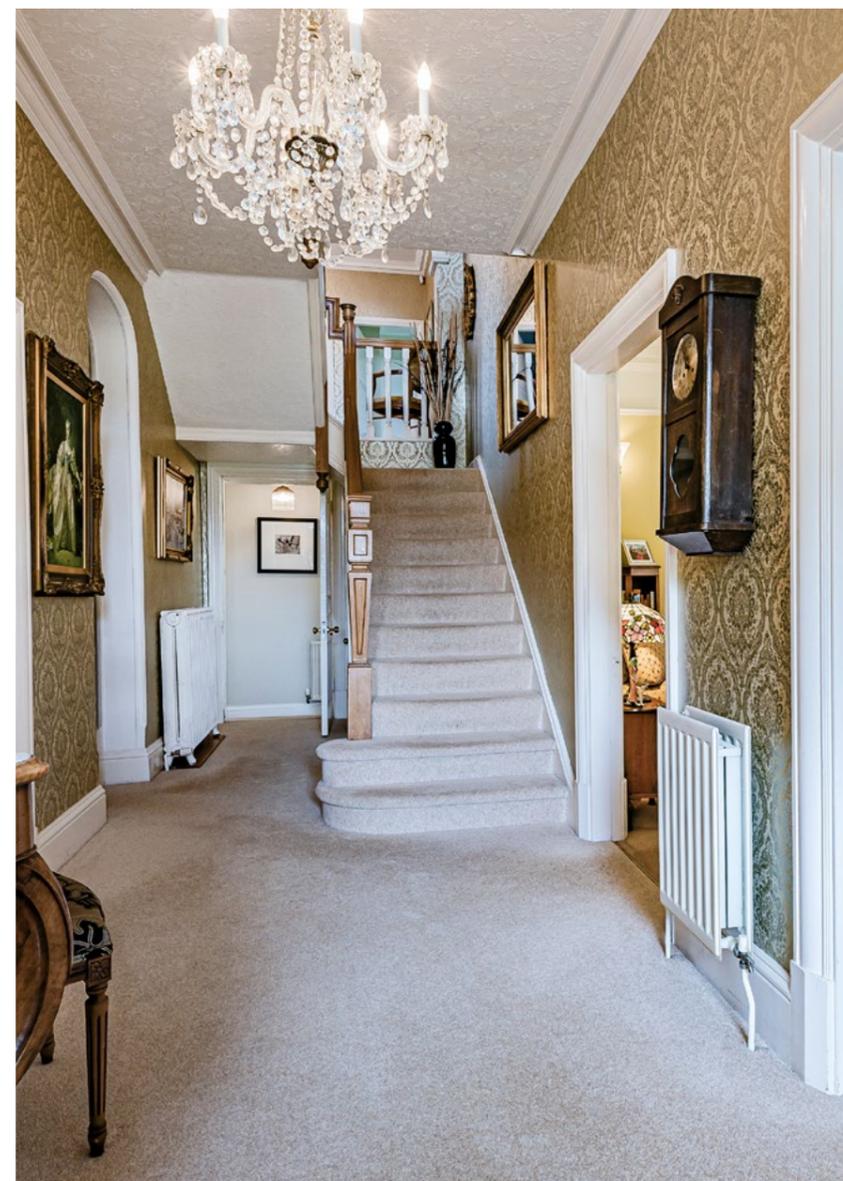
You will find a pair of electric gates opening to a sweeping driveway - following signpost for Far Croft House, the lawns, paddock and gardens are immaculately kept as you pass through a 2nd set of gates up to the main house.



All within 3.86 acres, to the front south-facing lawns are the swimming pool, summer house and triple car garage. The easterly aspect, including the garden room off the day room, enjoys access to further manicured lawns and garden.

This home encompasses all of its Edwardian era features with beautiful high ceilings and attractive design, and has over time had sympathetic additions and upkeep.







On entering the hallway, you will find 3 reception rooms, the two principal rooms have large front facing bay windows. One is currently used as a formal dining room, having an open fire and beautiful stained glass windows to the side elevation. The main drawing room also has an open fireplace and a petite orangery with views to the south lawns.

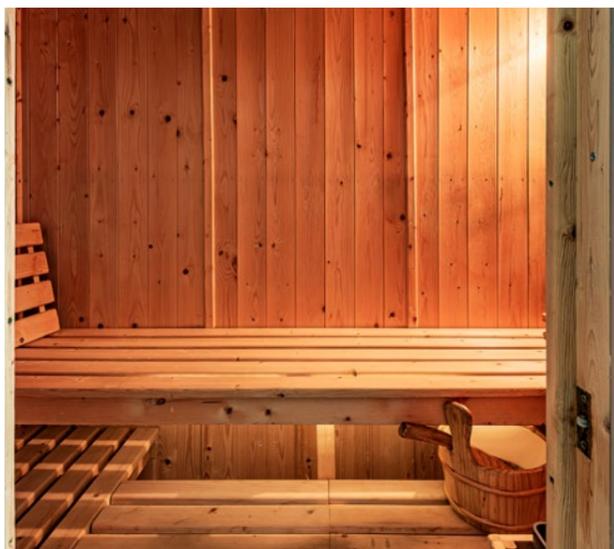


The third reception room is a cosy snug/day room having garden access to the east. There is a separate study from the main hallway on the ground floor, guest cloakroom and access to the modern gym, indoor spa and cinema room. The cinema room is most enticing, with a large screen and speakers throughout, plus air extraction system.





The gym area was converted in 2010 and now enjoys wooden floors, bifold doors to the side garden and Opus ceiling speakers. Accessed from the gym area is the indoor spa, which is fully tiled with underfloor heating, ceiling speakers, air extraction system, and includes a shower, drench bucket, hot tub, sauna and steam room, heated laconicum seat plus a separate WC and basin.





To the westerly aspect enjoying the evening sun is the kitchen, with Aga (oil fired), granite worktops, induction hob, separate Bosch oven, microwave and coffee machine. There is access to the cellar and secondary staircase to the first floor landing. To the rear of the kitchen is the scullery housing the boot, laundry, utility, WC and plant rooms - the latter controlling the running of the house, including the well-water pressurised filtration system.



The first floor landing from the main staircase at the centre of the home leads through to 5 excellent bedrooms, each with en-suite access. The Edwardian character is continued on the first floor, with sash windows throughout.





GROUND FLOOR

- Dining Room** 4.51m (14'10") x 4.25m (13'11")
- Drawing Room** 5.30m (17'5") x 4.50m (14'9")
- Orangerie** 3.0m (9'10") x 2.50m (8'2")
- Snug/Day Room** 4.50m (14'9") x 3.90m (12'10")
- Breakfast Kitchen** 7.30m (23'11") x 3.21m (10'6")
- Boot Room** 3.20m (10'6") x 2.40m (7'10")
- Laundry Room** 1.95m (6'5") x 1.95m (6'5")
- Plant Room** 3.35m (11'0") x 3.0m (9'10")
- Utility** 1.80m (5'11") x 1.48m (4'10")
- Gym** 4.15m (13'7") x 4.15m (13'7")
- Spa** 5.70m (21'10") x 3.78m (12'5")

FIRST FLOOR

- Principle Bedroom** 4.51m (14'10") x 4.20m (13'9")
- Dressing Room** 3.90m (12'10") x 2.70m (8'10")
- En-suite** 3.90m (12'10") x 1.80m (5'11")
- Bedroom 2** 5.25m (17'3") x 4.90m (16'1")
- En-suite** 3.40m (11'2") x 0.85m (2'9")
- Bedroom 3** 6.15m (20'2") x 3.30m (10'10")
- En-suite** 2.15m (7'1") x 2.08m (6'10")
- Bedroom 4** 4.05m (13'3") x 3.80m (12'6")
- Jack & Jill Bathroom** 4.0m (13'1") x 2.60m (8'6")
- Bedroom 5** 4.10m (13'3") x 3.80m (12'6")
- Nursery** 2.25m (7'5") x 2.08m (6'10")



GROUND FLOOR AREA

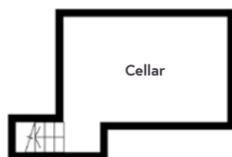
Approx 257.2 sq. metres (2,768 sq. feet)

FIRST FLOOR AREA

Approx 188.3 sq. metres (2,027 sq. feet)

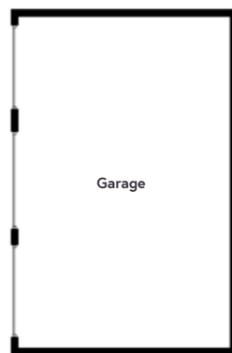
TOTAL AREA

Approx 445.5 sq metres (4,795 sq feet)



CELLAR FLOOR AREA

Approx 13.9 sq. metres (150 sq. feet)



GARAGE FLOOR AREA

Approx 49 sq metres (528 sq feet)

OTHER

- Cellar** 4.35m (14'3") x 2.70m (8'10")
- Garage** 8.80m (28'10") x 5.60m (18'4")

TOTAL AREA

Approx 62.9 sq metres (678 sq feet)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)

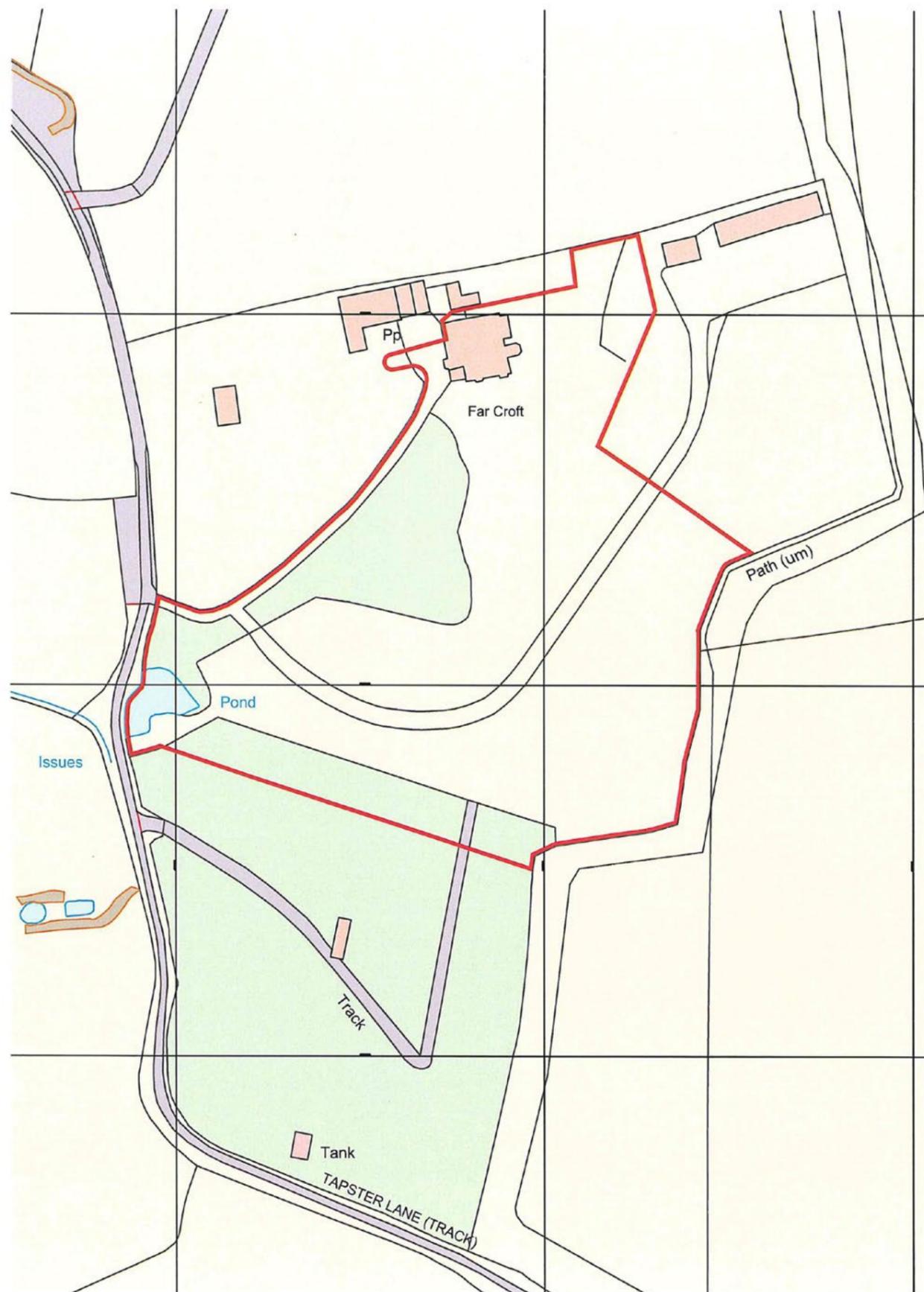


Location

Lapworth is a wonderful Warwickshire village on the outskirts of Solihull, approximately 13 miles from Birmingham, has established itself as one of the area's most aspirational villages. Abundant country walks are favoured amongst locals throughout all seasons, being on the junction of the Stratford Canal and the Grand Union Canal.

There is no shortage of excellent dining options including The Boot Inn, The Navigation and The Punchbowl to name a few, all with outside dining, and a mix of cosy yet modern bars and restaurants. National Trust at Packwood House offers a most idyllic setting and a trip to see its famous Yew Garden is most recommended.

Education is offered at both pre-school and Junior level serving pupils from ages 2 to 11 years. The centre also offers a village store, Doctors, wine merchants, car garage and train station with lines running by both Chiltern Railway and West Midlands Railway Services. The thriving village hall is keen in promoting community activities.



GENERAL INFORMATION

Tenure: Freehold
 Local Authority: Warwick District Council
 Council Tax Band: H
 EPC: Rating E

Services: Oil-fired central heating | Pressurised and filtered well-water system | Septic tank | Roof to main house replaced in 2000 | Front elevation stonework re-pointed/cleaned in 2022 | Air Source Heat Pump for the swimming pool

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

POSTCODE: B94 5PA

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

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