



VAUGHANREYNOLDS
ESTATE AGENTS

Staddle Stones, Stratford Road
Lapworth, Solihull, B94 5PB



Property Description

Benefiting from an excellent location and convenient access to the motorway networks, Staddle Stones is a delightful Grade II listed property with a range of outbuildings and land equating to approximately 7.5 acres.

Over the years, this charming property has been extended to provide spacious and flexible accommodation. If desired, there is also the opportunity to further enhance the property subject to the necessary planning consents.

Originally two cottages dating back to the mid-16th century, Staddle Stones exudes character and boasts a range of wonderful features, including oak beams, trusses, and large inglenook fireplaces.

As you approach the front door, you pass by ornamental cherry trees, adding to the cottage's charm. Stepping into the reception hall/snug, you are immediately greeted by a warm and inviting atmosphere, with exposed beams, timbers, and a spacious seating area around a large inglenook fireplace.

The sitting room is well-proportioned and boasts a triple aspect, allowing for plenty of natural light to fill the space. A highlight of the room is the large inglenook fireplace, which houses a wood burner and creates a cosy ambiance on colder evenings. For warmer days, double doors lead out to the pretty garden.

The kitchen features farmhouse-style wooden wall and floor units, complemented by granite work surfaces. A Range Cooker with a gas hob and electric ovens adds a touch of luxury. For informal dining, there is a breakfast bar. Adjacent to the kitchen is the formal dining room, offering views of both the front and rear garden. From the kitchen and inner lobby, you can access the wet room and a downstairs bedroom with views over the front garden.

A beautiful, intricately carved staircase leads to the first floor, where you will find a spacious landing area adorned with exposed wall timbers and beams.

The principal bedroom boasts triple aspect windows, providing stunning views of the gardens and pastureland. It features a cosy fireplace in one corner, as well as built-in wardrobes, a chest of drawers, and a convenient wash-hand basin. This room offers a delightful ambiance and beautiful vistas from every window.

There are two additional bedrooms, both accessible from the landing. One of the bedrooms includes a wash-hand basin, while the other offers built-in wardrobes, providing ample storage space.







The outdoor area of this property is undeniably attractive and brimming with potential. A spacious gated courtyard and ample off-road parking are available, along with a pond and several outbuildings. Some of these outbuildings have loft space for storage and include stables, a tack room, hay loft, garages, and a work shop/laundry. With the necessary permissions, it is possible to convert some of these outbuildings into additional living spaces. The west-facing garden is adorned with mature boundary hedges, well-stocked shrub and flower beds, sun terraces, an orchard, and a pathway leading to the 7.5 acres of paddock land.

N.B. There is a public footbath to the right hand side of the property boundary.

Location

Lapworth is a most delightful unspoilt village in which to reside, enjoying a rural environment, yet being only a few minutes' drive from the larger villages of Knowle and Dorridge. Solihull town centre is some five miles distant. Lapworth village contains local shops, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely green belt countryside with many rural, canal side walks and bridle paths. There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. The National Exhibition Centre, Birmingham Airport and Rail Station, the M42 and M40 motorway links are all within very easy reach.

HENLEY IN ARDEN

Henley-in-Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (two miles) which provides links to the M42, M5, M1 and M6. In addition, the N.E.C., Birmingham International Airport and Railway Station are all within half an hour's drive. Henley-in-Arden contains a wide choice of local shops, Inns and restaurants, together with primary and secondary schooling facilities. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.





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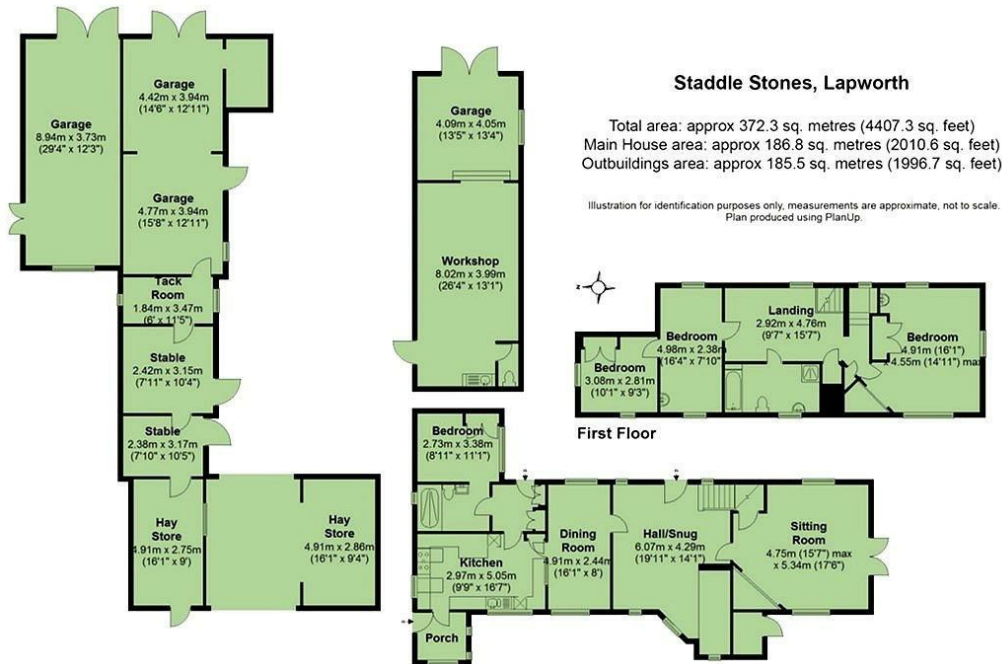


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7.50 acre(s)

GENERAL INFORMATION



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.

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 particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electricity, gas and water are connected to the property. Private drainage.

Local Authority: Stratford-upon-Avon, Council Tax Band F

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