



SHEPHERD CULLEN

Valley Lane
Lapworth

A wonderful Victorian farmhouse situated within the prestigious village of Lapworth, offering circa 3000sq ft of living accommodation and approx. 1.49 acres of land. The property is privately situated and is approached along a private driveway. Delightful countryside views surround the property from all elevations.

Upon arrival, the property is the perfect example of its time, whereby the sash windows and attractive brickwork does not go unnoticed. The 'In and Out' driveway provides ample parking for multiple vehicles. The charming front door leads into the inviting entrance hall with a superb high ceiling, a characterful feature enjoyed throughout the whole property.

Circa 3000sq ft living accommodation
4 spacious bedrooms



To the ground floor, the accommodation comprises of a large open plan kitchen and living area with modern shaker style kitchen, underfloor heating and large central island with granite top and room for multiple breakfast stools.

The kitchen enjoys plentiful storage, an electric AGA, conventional oven and microwave oven, warming drawer and integrated dishwasher. The atrium sky light allows a copious amount of natural light into this significant living space, enhanced by the two bifold doors that open out directly onto the patio and rear garden. The living area also enjoys a feature log burner for the cooler months and has ample space for a dining table and large sofa suite, ideal for use at all times of the day.

The formal dining room is the perfect space to entertain and enjoys views to the front of the property through the oak framed bay window. The separate living room benefits from a dual aspect and a sense of warmth is created by the feature log burner. The garden is accessed via a sliding patio door.

The separate study, utility room and downstairs WC complete the ground floor accommodation.

There are two bedrooms to the first floor, both enjoying a dual aspect. The principal bedroom suite benefits from fitted storage and dressing table and walk through dressing area with fitted wardrobes. The principal ensuite enjoys a large walk-in shower, floating vanity unit and electric underfloor heating. There are fitted wardrobes to the second bedroom which also enjoys countryside views and has use of the main bathroom with Heritage shower and bath.

The staircase ascends to the second floor with two further double bedrooms. Bedroom 4 enjoys fitted wardrobes and both bedrooms have use of the shower room. The second floor offers versatile accommodation as a space for teenagers perhaps or further storage.







Externally, the patio and garden enjoy a South / Westerly aspect. There is a useful outbuilding, perfect for storing garden equipment and a further boiler room providing further storage. The front of the property is accessible via both sides of the property, ideal for maintenance access.

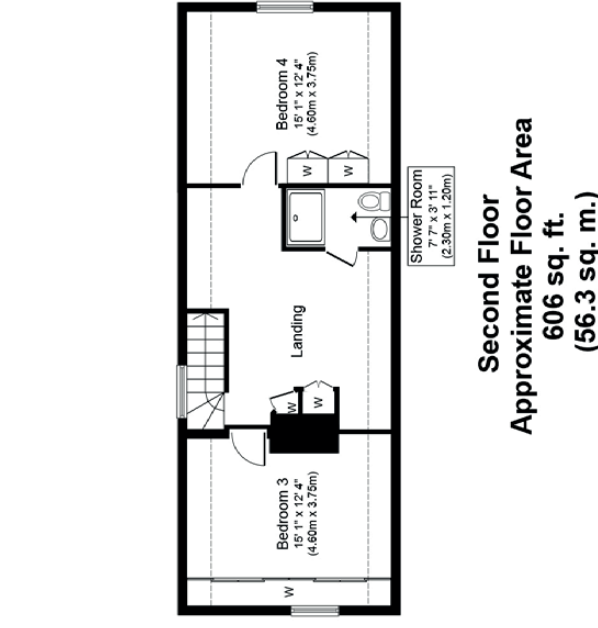
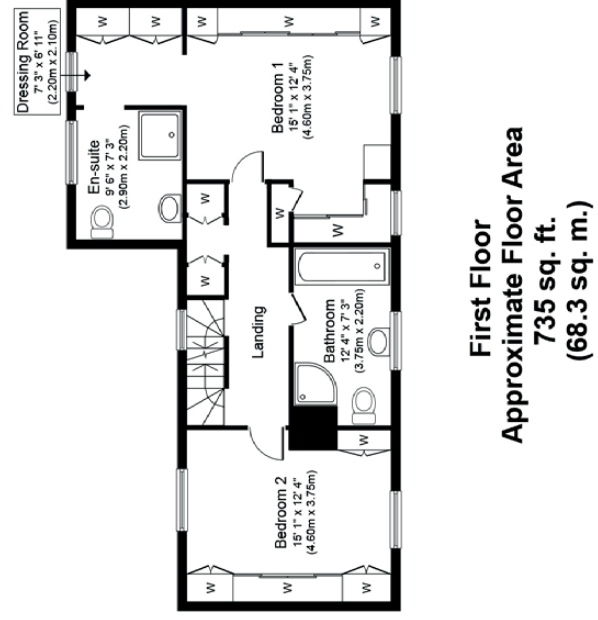
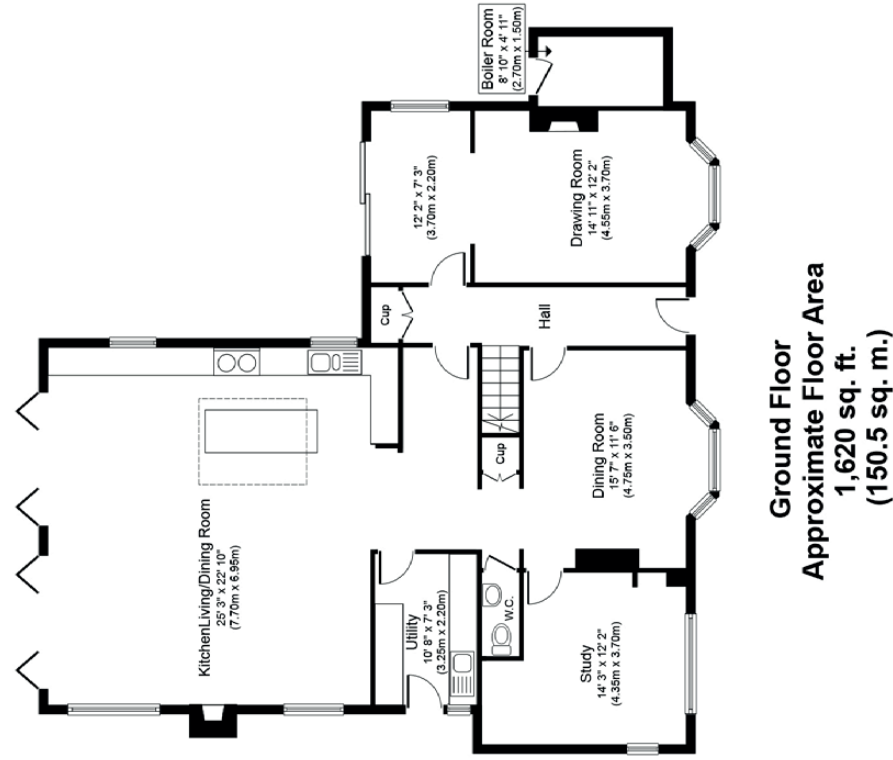
A brilliant property for those seeking a semi-rural location with an abundance of country walks on the doorstep, whilst also being within close proximity to local amenities in Lapworth and Dorridge. Both Lapworth and Dorridge train station offer frequent services to London Marylebone.



Approx 1.49
acres of land



There is also a wonderful choice of Gastropubs close by to the property, The Punchbowl, The Orange Tree and The Boot Inn to name a few! The M42 and M40 are easily accessible, ideal for commuters.



Approx. Gross Internal Floor Area 2,962 sq. ft. (275.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General Information

Tenure: Freehold
 Services: Oil fired central heating | Mains water connection | Septic tank
 Electric underfloor heating to kitchen and principal ensuite
 EPC Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Local Authority: Warwick District Council | Tax Band H
 (correct at time of assembling the sales details).
 Postcode: B94 6HB

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. 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 particulars are produced 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.

ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

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