



# SHEPHERD CULLEN

**Yew Tree Cottage,  
Grove Lane  
Lapworth**



**Yew Tree Cottage** – a charming, detached country home that stands proudly within circa 1.5 acres of mature garden land. The former farmhouse is privately located on Grove Lane with a gated entrance and private driveway, providing parking for multiple vehicles. The property, luxury swimming pool complex and circling rear gardens enjoy a south westerly aspect and field views beyond.

#### **MAIN HOUSE**

The main house offers an abundance of living space totalling to approx. 6782 sq ft and the impressive entrance hall with an exceptional double ceiling height sets a precedent for the grandeur and extent of the living space available. The large window to the reception hall instantly draws focus to the rear garden and elevates the sense of Immediate privacy upon entering the property.



There are four reception rooms to the ground floor, including a formal dining room with open fire place and within easy access to the wine store – perfect for entertaining. The separate formal living room can be accessed via the dining room and snug and enjoys an open fire and feature bay window allowing a copious amount of light into this wonderful reception room. The cosy snug is the perfect place to unwind in the evening. The feature beams and exposed brick truly highlight the character found throughout the property. The additional conservatory benefits from access onto the patio, perfect for in the spring and summer months.

Exposed beams  
throughout









The delightful breakfast kitchen and dining area enjoys a timeless stone tile and oak beams, whereby the main cooking area and central island enjoys a wonderful outlook onto the patio area and mature gardens. There is room for a dining table, perfect for day to day living. The kitchen benefits from ample storage space and the utility area and guest WC are conveniently situated just off the kitchen. The contemporary, yet timeless kitchen compliment the older parts of the property, yet highlight the practical living requirements of modern living.



The games room is ideally situated to the opposite end of the property, with space for a pool table and bar area. The elevated ceiling height, original beams and striking fireplace does not go unnoticed in this wonderful entertaining area. There is an additional storage room and a WC adjacent to the games room. There is a separate entrance hall and side door that provides access to outside, ideally nearby the self-contained annexe.



The large principal suite to the first floor enjoys a walk in wardrobe providing plentiful storage space and a large ensuite bathroom with free standing bath, walk in shower and floating vanity unit. The private balcony to the principal suite enjoys views onto the rear gardens and views beyond.





There are four further double bedrooms to the first floor, one with an ensuite shower room and large family bathroom with free standing bath, large walk-in shower and twin sinks. Bedroom 6 is currently used as a study, perfect for working from home perhaps. There are 3 staircases from the ground to the first floor, emphasising the character this former period farmhouse offers!

The second floor provides access to a spacious loft space, providing further storage.



### LUXURY SWIMMING POOL COMPLEX

The detached luxury swimming pool complex with sauna, guest WC and shower room is a short distance from the main house and benefits from a retractable roof, ideal for use all year around. It is positioned centrally to the garden space, therefore benefiting from a huge amount of privacy from all aspects and enjoys encircling green views.

### SELF-CONTAINED ANNEXE

Further accommodation is provided in the self-contained annexe, benefiting from a kitchen and living area to the ground floor and one bedroom with wardrobe space and feature balcony to the first floor. The annexe provides versatile accommodation for teenagers, relatives visiting or a business that perhaps operates from home. The annexe also benefits from its own separate entrance and therefore also provides the opportunity as an Airbnb opportunity perhaps.



## LANDSCAPED MATURE GROUNDS

The gardens surrounding Yew Tree Cottage are to be admired and several pockets of garden space have been created overtime. The large patio area and established lawns enjoy a southerly aspect and the gardens are home to a variety of plants, trees and shrubs.



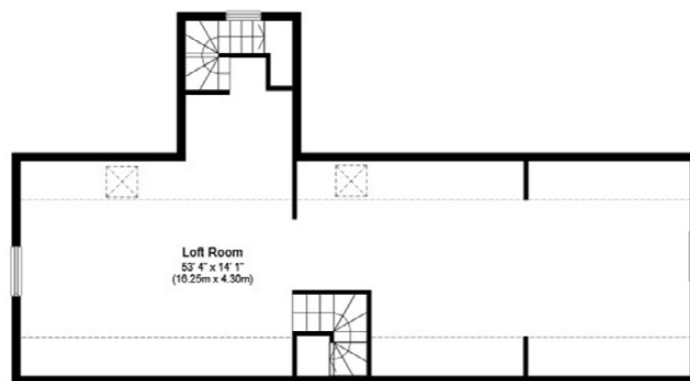
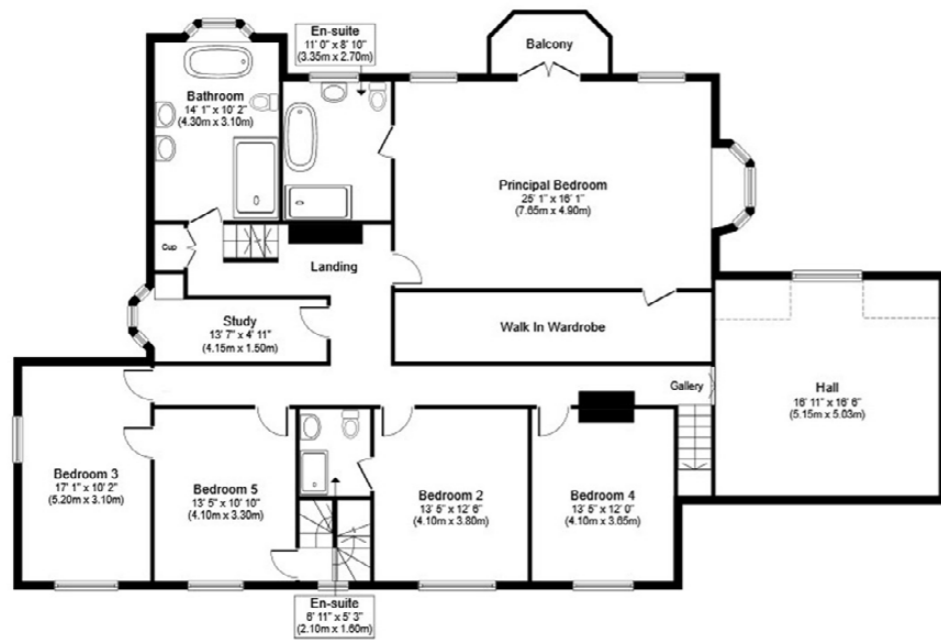
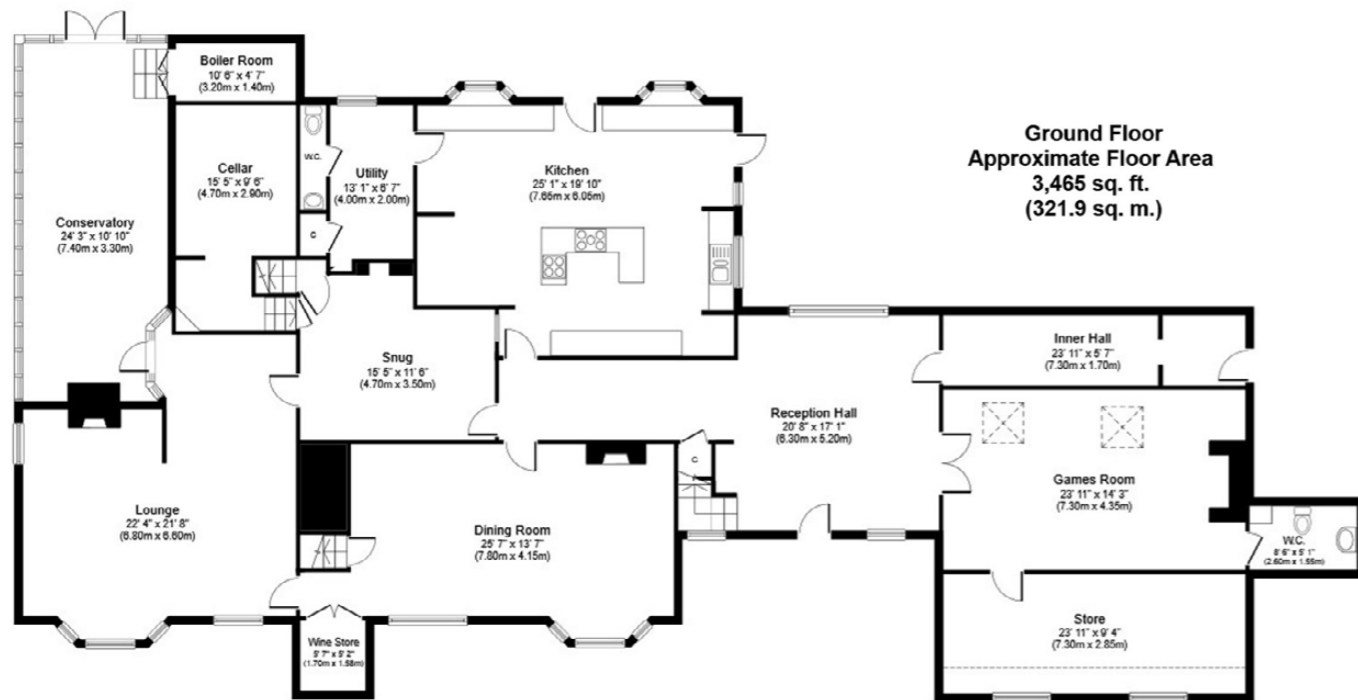
Externally, the triple detached garage with electronically operated doors provides further parking space and is ideally situated upon the entrance to the property.

Lapworth is an aspirational address for many, combining the country lifestyle, yet benefiting from the excellent local connections to Dorridge, Solihull and Warwick, all offering an array of local amenities.

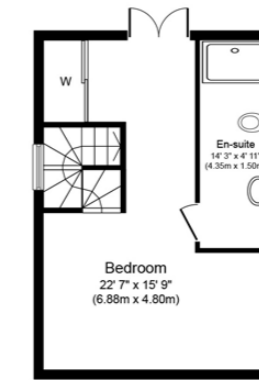
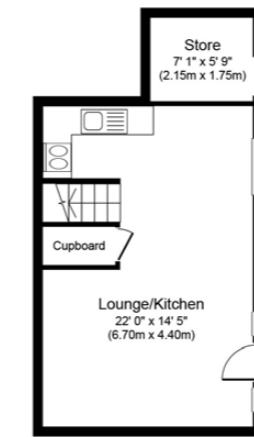
Lapworth Village is popular for several gastro pubs and eateries whereby Yew Tree Cottage is approx. 1.2 miles away from The Boot Inn and approx. 1.8 miles to The Punchbowl. Packwood House – owned by the National Trust is approx. 0.9 miles away offering an abundance of country walks and popular coffee shop.

The property is greatly situated for road, rail and air transport links. Lapworth Train Station is approx. 2 miles away and Dorridge Train Station is approx. 2.6 miles away, both providing frequent services to London Marylebone and Birmingham City Centre. Birmingham International Airport is approx. 9.9 miles away and approx. 3.3 miles to 4 of the M42.

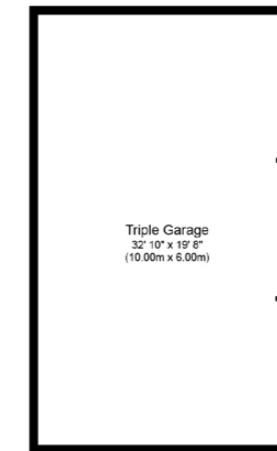
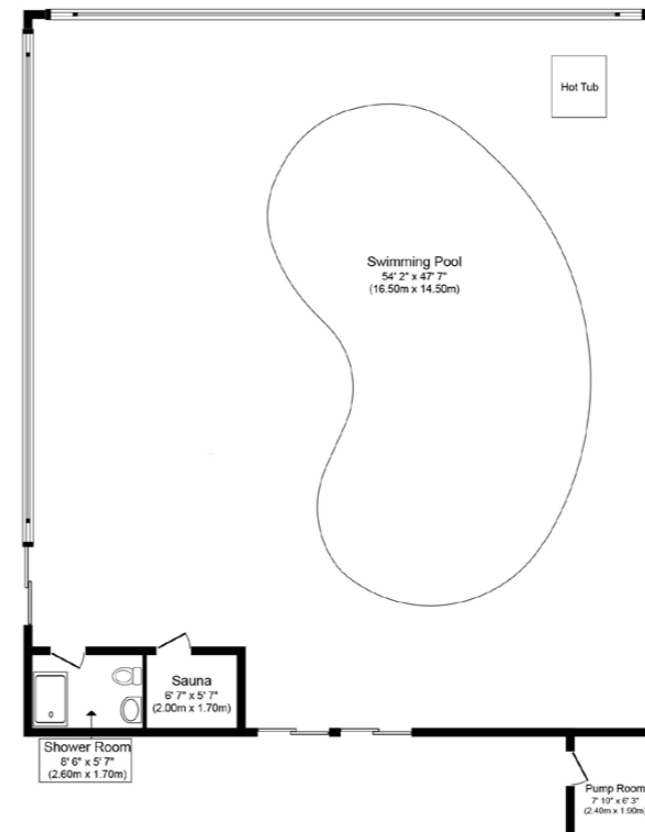




**Approx. Gross Internal Floor Area 6,782 sq.ft. (630.1 sq.m.)**



**Annex**  
Approx. Gross Internal Floor 715 sq.ft. (66.4 sq.m.)



**Triple Garage**  
Approximate Floor Area  
646 sq. ft.  
(60.0 sq. m.)

**Approx. Gross Internal Floor Area 3,275 sq.ft. (304.2 sq.m.)**

**DIRECTIONS**

From Packwood House National Trust Car Park turn right onto Packwood Lane. Shortly afterwards, turn left onto Grove Lane and continue towards the top of the lane. Yew Tree Cottage is the last property on the left hand side before The Old Warwick Road Junction. The gated entrance leads onto the private driveway.

**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.

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.

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.

Tenure: Freehold  
Services: Oil Fired Central Heating to Main House | Mains water connection  
Septic tank | Electric underfloor heating to principal ensuite  
Electric heating system to Annexe.

EPC Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	38 F	
1-20	G		

Local Authority: Warwickshire Country Council | Yew Tree Cottage  
Tax Band: G | Annexe Tax Band: A  
(correct at time of assembling the sales details)

Postcode: B94 6AR

✉ [contact@shephercullen.com](mailto:contact@shephercullen.com)

☎ 01564 791 551

🌐 [shephercullen.com](http://shephercullen.com)

📍 Office 1A, The Exchange,  
20A Poplar Road, Solihull B91 3AB  
**Meeting Suite:** 1 Old Warwick Road,  
Hockley Heath B94 6HH