



# SHEPHERD CULLEN

**Dingley Dell**  
Mill Lane  
Lapworth





**Dingley Dell** – a charming property boasting characterful features throughout and set within 1.29 acres of private garden land and secret garden ‘The Dell’, upholding the most peaceful and tranquil setting.

The property is privately situated on a country lane, yet is within walking distance to the popular gastropub ‘The Punchbowl’ and delightful Packwood House, a well-known National Trust property. The property is also situated within close proximity to Lapworth Village, benefiting from a local shop, wine store, post office and doctors surgery.

Upon entry, the property benefits from a spacious driveway with parking for multiple vehicles, securely behind a gated entrance.

The property has been truly loved and cared for within the current vendor’s ownership, yet provides a potential purchaser to enhance the property further if so desired.







To the ground floor, the inviting entrance hall leads through to the main reception rooms to the ground floor, including the kitchen and open sitting room - a perfect space to enjoy day to day. The quaint stable door from the living room leads onto the inviting patio and private garden, which we believe could have been the original front door to the original cottage.





The formal dining room enjoys views over the garden and is conveniently situated adjacent to the kitchen, perfect for entertaining. The main living room enjoys a wonderful feature fireplace drawing a focal point to the room and leads through to the conservatory enjoying views of the garden from all elevations. The useful utility room and guest WC complete the ground floor accommodation.







There are three bedrooms to the first floor including the principal bedroom with multiple fitted wardrobes and an ensuite bathroom. The elevated ceiling height does not go unnoticed enhancing a sense of space throughout the principal suite.

The second bedroom benefits from a walk in dressing room and both the second and third bedroom share use of the family bathroom with walk in shower. All bedrooms enjoy views of the encircling gardens surrounding Dingley Dell.





### Outbuildings and Garaging

There are many additional and most positive elements externally to Dingley Dell including the barn which has two further reception rooms currently used as an office and workshop. The barn is situated opposite the main cottage with an attractive archway to allow access from the front driveway and garage.

The detached 5 car L-shaped garage block is ideal for any car enthusiasts! The garage also presents the opportunity to create further living space perhaps (subject to the appropriate planning requirements), providing versatile accommodation if so desired.

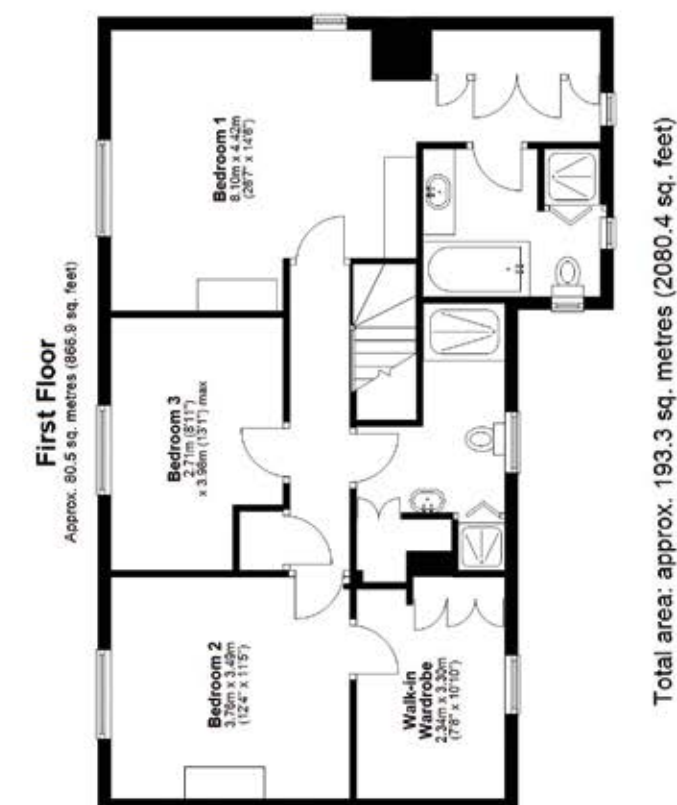
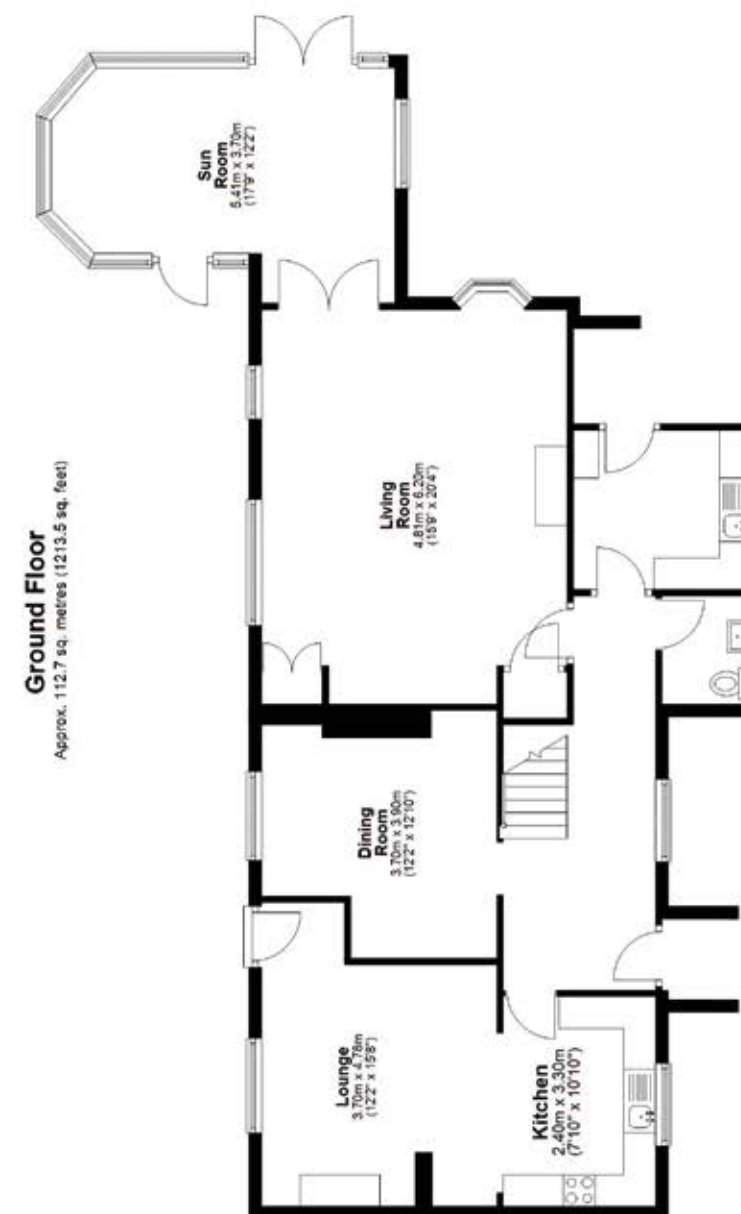




### Garden and Grounds

Dingley Dell sits within approx. 1.29 acres with undisturbed countryside views to all elevations. The main garden to the left-hand side of the cottage benefits from a southerly aspect and is most private. There are many additional seating areas and lawn areas to enjoy and is most deceiving from the roadside. The additional land which has been more recently acquired in 2006 named 'The Dell' enjoys established foliage, several apple trees, creating the upmost peaceful and private setting.

The property is available for sale with no upward chain.



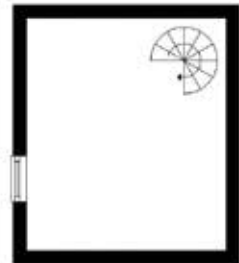
Total area: approx. 193.3 sq. metres (2080.4 sq. feet)



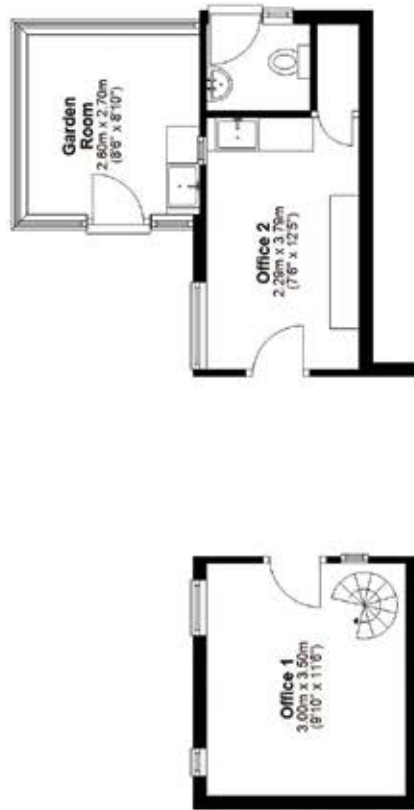
**Garage**  
Approx. 98.2 sq. metres (1056.6 sq. feet)



**Barn First Floor**  
Approx. 10.5 sq. metres (113.0 sq. feet)



**Barn Ground Floor**  
Approx. 29.7 sq. metres (319.8 sq. feet)



Total Outbuilding Area: Approx. 138.4 sq. metres (1489.4 sq. feet)

## General Information

**Tenure:** Freehold  
**Services:** Oil fired central heating | Private septic tank | Mains water and electric.  
**EPC Rating:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 F	
1-20	G		

**Local Authority:** Warwick District Council  
**Council Tax Band G**  
**Postcode:** B94 6HS

### LOCATION

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 Dingley Dell is withing walking distance to The Punchbowl (0.3 miles) and The Boot Inn (Approx. 0.5 miles). Packwood House – owned by the National Trust is also within walking distance or a short drive away (approx.1.3 miles), 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. 0.9 miles away and Dorridge Train Station is approx. 2.7 miles away, both providing frequent services to London Marylebone and Birmingham City Centre. Birmingham International Airport is approx. 9.3 miles away and approx. 5 miles to Junction 4 of the M42.

### DIRECTIONS

From The Punchbowl pub and restaurant on Mill Lane, turn right and continue onto Mill Lane. The property will be found after 0.3 miles on the right-hand side.

### 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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