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**Staddlestones, Stratford Road
Lapworth, Warwickshire, B94 5PB**

Offers In Excess Of £895,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A picturesque Grade II Listed, three/four bed roomed detached cottage, situated in between the sought after villages of both Lapworth and Henley-in-Arden. The property boasts a range of outbuildings including, garages, workshops, stables and barn, and benefits from approximately 7.5 acres of land.

Staddlestones is believed to date back to the mid-16th century and encompasses an abundance of character features throughout, with exposed timber beams and large inglenook fireplaces.

The property briefly comprises; three reception rooms, breakfast kitchen, downstairs bedroom and wet room and two / three bedrooms and bathroom to the first floor.

Further benefiting from a large driveway providing parking for multiple vehicles, gated courtyard with access to the outbuildings and land and a beautifully maintained large, west facing rear garden.

The scope for conversion, subject to planning permission, provides an exciting opportunity to tailor the space to suit your needs and preferences.



Staddlestones cottage is set back from the road behind a beautiful lawned foregarden with a number of mature trees, bushes, shrubs and flowers. A timber gate provides side access to the rear garden. A tarmac driveway leads to a cobbled stone driveway which provides parking for several vehicles. A 5-bar timber gate with additional pedestrian gate, opens into to the rear courtyard, giving access to the cottage, barn, garage and stables.

A cobbled stone footpath runs central through the foregarden and leads to the front entrance. Beneath a pitched roof canopy, a timber front door opens into:-

Reception Hall / Dining Room

19'10" x 14'0" (6.07m x 4.29m)

Dual aspect with leaded light windows to the front and rear. Feature Inglenook fireplace with log burning stove and flagstone hearth, radiators, feature exposed timber beams and staircase rising to the first floor.

From the reception hall/dining room, a timber door opens into:-

Sitting Room

15'7" max x 17'6" (4.75m max x 5.34m)

Triple aspect with leaded light windows to either side and leaded light french doors to the rear garden. Feature Inglenook fireplace with log burning stove, radiators and feature exposed timber beams.

Snug

16'1" x 8'0" (4.91m x 2.44m)

Dual aspect with leaded light windows to the front and rear, radiator and feature exposed timber beams.

Breakfast Kitchen

16'6" x 9'8" (5.05m x 2.97m)

A range of kitchen units with granite work surfaces over and incorporating a breakfast bar. Inset sink unit with chrome mixer tap. Feature 4-door Range cooker with gas hob. Integrated dishwasher, integrated washing machine space for a fridge freezer. Dual aspect with leaded light windows to the side and rear. Feature slate flooring and exposed timber

beams. Timber stable door to the rear courtyard, and door opening into:-

Inner Lobby

With timber part glazed door to the front, and doors opening through to the ground floor bedroom and wet room.

Ground Floor Bedroom (Bedroom Four)

11'1" x 8'11" (3.38m x 2.73m)

With leaded light window to the front, radiator and feature exposed timber beams.

Wet Room

Fully tiled luxury wet room comprising; mains fed 'drench head' shower with central drain, floating wash hand basin with wall mounted chrome mixer tap over, low level W.C, chrome ladder style heated towel rail, extractor fan, leaded light window to the rear and feature exposed timber beams.

First Floor

A beautiful intricately carved staircase leads to the first floor, with spacious landing area, leaded light window to the front, airing cupboard housing the hot water cylinder and feature exposed timber beams.

Bedroom One

16'1" x 14'11" max (4.91m x 4.55m max)

Triple aspect with leaded light windows to the front, side and rear with stunning views over the garden, fitted wardrobes, feature decorative fireplace and exposed timber beams, radiators and pedestal wash hand basin.

Bedroom Two

16'4" x 7'9" (4.98m x 2.38m)

Dual aspect with leaded light windows to the front and rear, feature exposed timber beams, radiator, pedestal wash hand basin and door opening into:-

Bedroom Three / Dressing Room

10'1" x 9'2" (3.08m x 2.81m)

Dual aspect with leaded light windows to the side and rear, built in wardrobes, radiator and feature exposed timber beams.





Bathroom

4-piece bathroom suite comprising; panelled bath, shower cubicle, low level W.C and pedestal wash hand basin, leaded light window to the rear, feature exposed timber beams, two shaving points, radiator and tiling to splash backs.

Outside

Totalling to approximately 7.5 acres and comprising:-

West Facing Garden

A beautifully maintained, large lawned garden with a number of mature borders housing a range of plants, shrubs, trees and bushes. An extensive patio wraps around the property and provides ideal outdoor entertaining space.

Gated Courtyard

Mainly laid to gravel with feature pond and timber canopy over. Access through to the garden, land and outbuildings.

Workshop and Garage

39'8" x 26'4" (12.11m x 8.04m)

Situated to the front of the property with timber stable doors opening through to the workshop and garage. There is a gas fired central heating boiler and pressurised hot water cylinder, space and plumbing for an automatic washing machine, steps lead down to the garage area with timber garage door.

Stables and Tac Room

Comprising two stables and tac room.

Barn

Brick built barn currently used as a hay store.

Paddocks

A total of approximately 6.57 acres of pastureland split into 5 separate enclosures with timber fencing and mature hedging.



Location

The village of Lapworth has a range of amenities to include; village shop, inns, doctors' surgery, primary school (with "Good" Ofsted rating) and railway station, which has fast trains to Birmingham (Moor Street and Snow Hill), London (Marylebone), Solihull, Stratford-upon-Avon and Warwick. It is also well placed for access to major road networks, with the M40 (J16) and the M42 (J3A) motorways being located around 3 and 5 miles away, respectively.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the railway station offering regular trains to Birmingham city centre and Stratford-Upon-Avon.

Additional Garage

Services:

Mains electricity, gas and water are connected to the property. Drainage is via a septic tank. The heating is via a gas-fired boiler, which is located in the

workshop/garage.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

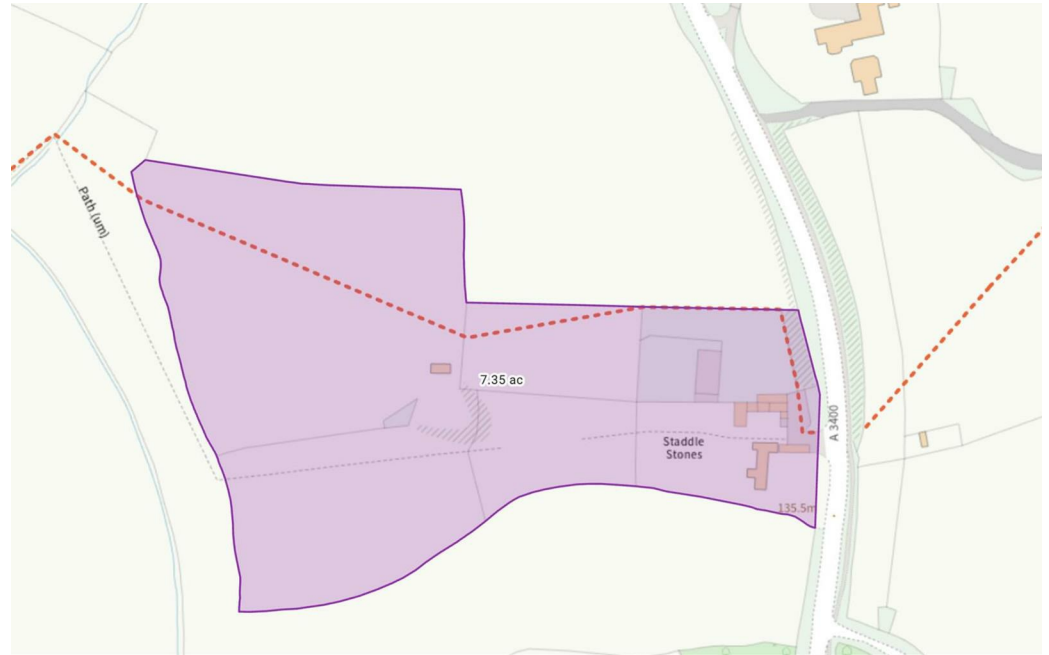
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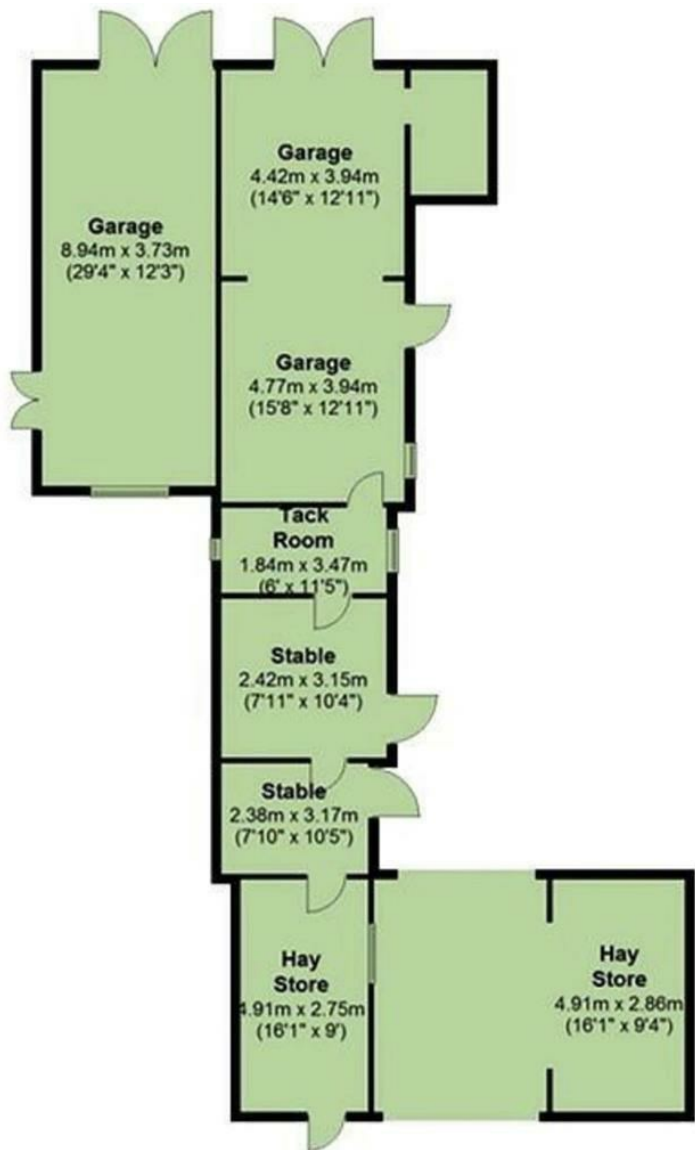
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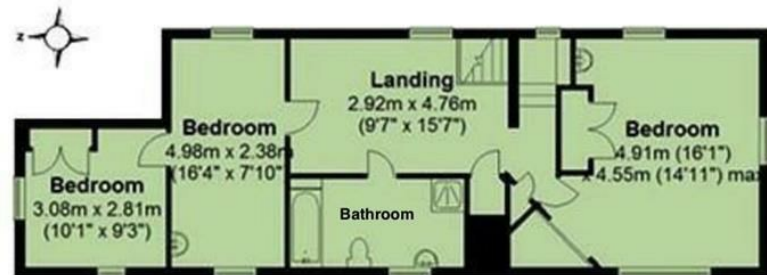




Staddle Stones, Lapworth

Total area: approx 372.3 sq. metres (4407.3 sq. feet)
 Main House area: approx 186.8 sq. metres (2010.6 sq. feet)
 Outbuildings area: approx 185.5 sq. metres (1996.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Plan produced using PlanUp.



First Floor

