

# Peter Clarke



Lapworth House, Wharf Lane,  
Lapworth







## LAPWORTH HOUSE

Wharf Lane

Lapworth, B94 5QH

A wonderful totally private Country Estate of around 5 acres in a most favoured edge of Lapworth location. A handsome characterful Regency style home with beautiful formal gardens. A pair of self-contained income producing Cottages. Various outbuildings, garaging & offices. Tennis Court, Stables, ménage and yard. We can't think of many boxes this magnificent property does not tick.

- CHARACTER FAMILY HOME
- SET IN 5 STUNNING ACRES
- FARMHOUSE KITCHEN WITH AGA
- FOUR BEDROOMS & FOUR BATHROOMS
- A PAIR OF FURNISHED COTTAGES

**Guide Price: £2,250,000**

Peter Clarke

66 High Street,  
Henley-In-Arden, Warwickshire B95 5BX  
01564 795757

[www.peterclarke.co.uk](http://www.peterclarke.co.uk)



**So what do you want your next home to provide?**

**Large bright & airy rooms packed with original features - Living farmhouse kitchen with double sized Dual fuel Aga. Scope to add & adapt the house – enjoy total privacy.**

**Additional Cottages for multi-generational living or income (rental or holiday lets)?**

**Outbuildings, offices, garaging & workshop to pursue all those hobbies that you enjoy now or want to in the future. A paddock, stables & ménage to provide that promised pony - Store yard to move your business too & equipment. Improve your tennis? Enjoy a woodland walk past interconnecting ponds with an abundance of wildlife. Enjoy country living yet be only 20 minutes from the Airport or Touchwood Shopping Centre?**

**Take canal side walks to award winning Pubs? All this and so much more is provided by this discreet Country Estate of around 5 acres overall that is not miles from anywhere.**

**This stunning home is truly a one off and will be a wonderful sanctuary for all the family.**



## APPROACH

When coming to view turn into Wharf Lane from the Old Warwick Road. Take the 3<sup>rd</sup> entrance through double timber gates into the side courtyard.

## MAIN ENTRANCE WITH DOUBLE GATES OPENING INTO FORECOURT

### HALLWAY

### MUSIC ROOM

### DINING ROOM

### DRAWING ROOM

### SUN ROOM

### INNER HALLWAY

### GUESTS WC

### CELLAR

### FARMHOUSE KITCHEN / DAY ROOM ( with cream double size dual fuel Aga)

### SIDE PORCH

## UPSTAIRS

### PRINCIPAL BEDROOM SUITE

### ENSUITE

### DRESSING ROOM OR BEDROOM FOUR

### BATHROOM OR EN-SUITE TO BEDROOM FOUR

### BEDROOM TWO

### ENSUITE

### BEDROOM THREE

### ENSUITE

### ATTIC ROOM / OFFICE

## OUTSIDE

### COURTYARD (with discreet oil fired boiler & tank)

### LARGE GARAGE & WORKSHOP

### COTTAGE NUMBER ONE (2 bedroom fully furnished holiday let)

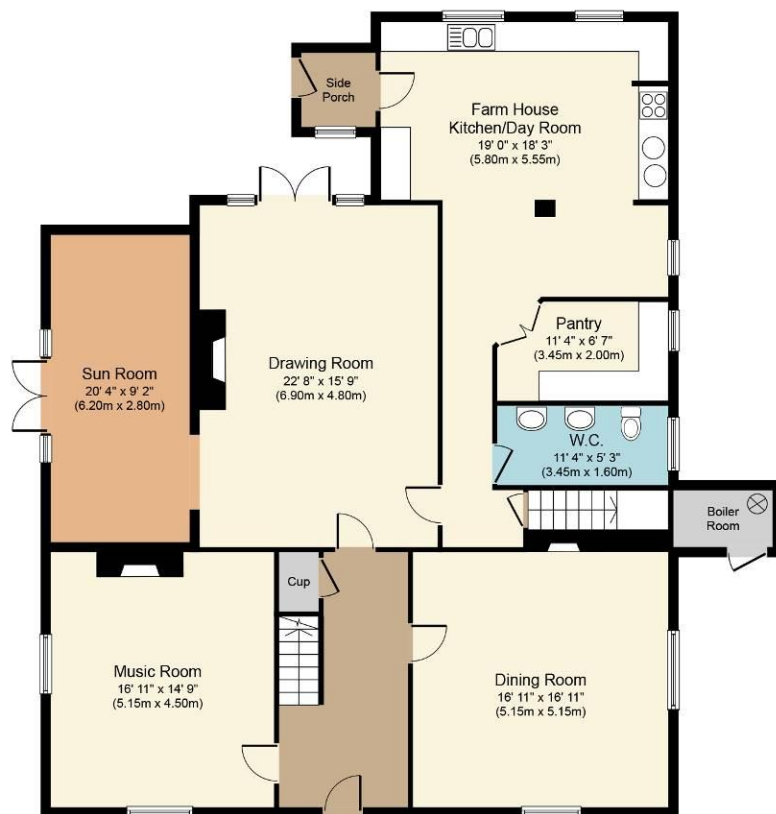
### COTTAGE NUMBER TWO (1 bedroom fully furnished holiday let)

### FORMAL GARDENS & ROSE GARDEN

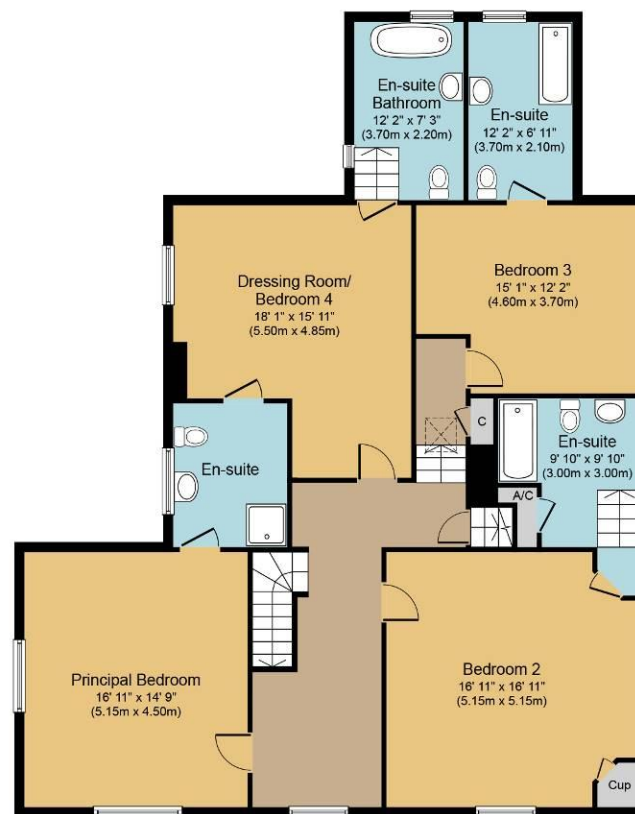
### WOODLAND WALK WITH ORNAMENTAL INTERCONNECTING PONDS

### MESS HUT (with power, water & wood burning stove)





**Ground Floor**  
**Approximate Floor Area**  
**1,894 sq. ft.**  
**(176.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,582 sq. ft.**  
**(147.0 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**344 sq. ft.**  
**(32.0 sq. m.)**

**Approx. Gross Internal Total Floor Area 3,821 sq. ft. (355.0 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. 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.







**OUTSIDE CONTINUED**

- STABLES & TACK ROOM
- MENAGE
- STORAGE YARD
- RANGE OF BRICK & TILED OUTBUILDINGS
- DOG PEN & RUN
- FULLY FENCED CANAL SIDE PADDOCKS & FIELD STABLE

**GENERAL INFORMATION**

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** Mains water, electricity & telephone. Central heating is oil fired with external boiler for the main house. There is a 18 person Klargesther system for the house with separate tanks for the garden toilets. All of this information should be checked with your Lawyer prior to purchase.

**RIGHTS OF WAY & BOUNDARYS:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. We suggest you inspect the boundaries with your lawyer to satisfy yourself that they match the title plan prior to purchase

**COUNCIL TAX:** Council Tax is levied by the Local Authority Solihull Metropolitan Borough Council and is understood to lie in **Band H**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** **D** for the house, **E** for the two Cottages. A full copy of the EPC's is available at the office if required.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







Peter Clarke

Six offices serving South Warwickshire & North Cotswolds