



BEAR HOUSE FARM MEWS, OLD WARWICK ROAD, LAPWORTH, B94 6AW
ASKING PRICE OF £700,000



»X Absolutely Immaculate Barn Conversion

»X Private & Exclusive Courtyard Development

»X Large Open Plan Kitchen / Dining & Family Room

»X Separate Living Room With Karndean Flooring

»X Principal Bedroom with Luxury En Suite

»X Second Double Bedroom

»X Separate Bathroom

»X Private South Westerly Facing Garden

»X Detached Garage With Mezzanine Floor

PROPERTY OVERVIEW

Set within a most private and exclusive development of only six properties and located within the sought after village of Lapworth is this absolutely immaculate two double bedroom barn conversion which is conveniently set over one floor and also benefits from a large detached tandem garage and two allocated parking spaces. This is an extremely rare opportunity to purchase a most beautiful property which is accessed via a sweeping gravelled driveway which leads to detached single garage located to the rear of the development. The property is then accessed via a landscaped courtyard with its own private entrance porch and benefits from underfloor heating throughout and has been maintained to the highest standard. The accommodation consists of a large open plan kitchen / dining and family room with vaulted ceiling, tiled flooring and a range of base, wall and drawer units and integrated appliances. There is also a separate living room again with vaulted ceiling, Karndean flooring throughout and views to the private south westerly facing rear garden. Accessed via an inner hallway with Karndean flooring are two double bedrooms with the principal bedroom benefitting from a luxury ensuite and the remaining bedroom serviced via a separate bathroom. All rooms have thermostat controls for the underfloor heating. Outside the property enjoys a wide plot with a landscaped private wall garden with patio are located immediately outside the living room and a stoned border providing useful storage and access to the rear. The property also has planning permission for installation of a private gate which would be convenient for accessing the property from the front of the development. Internal viewing of this rare and beautiful property is highly recommended to fully appreciate its location and specification. Viewing can be arranged by contact Xact Homes on 01564 777284.

PROPERTY LOCATION

The popular village of Lapworth is regarded as an outstanding village in which to reside as it offers an unspoilt rural location yet is located only a short drive from the larger villages of Knowle and Dorridge. In addition, Solihull town centre is some five miles in distance and contains many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Lapworth village itself contains excellent local inns and shops, rail service from it's own station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Being surrounded by greenbelt countryside with many rural, canalside walks and bridle paths, Lapworth is an outstanding village for those who enjoy natural countryside. There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. Furthermore, the N.E.C., Birmingham Airport and Railway Station the M42 and M40 motorway links are all within very easy reach.

COUNCIL TAX

Band E

TENURE

Freehold

SERVICES

Mains electricity and water (on meter). LPG gas.

BROADBAND

BT

LOFT SPACE

Boarded with lighting - no ladder.

GARDEN

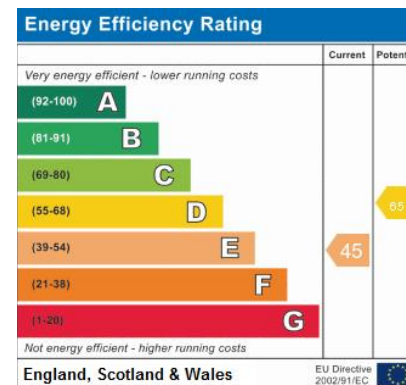
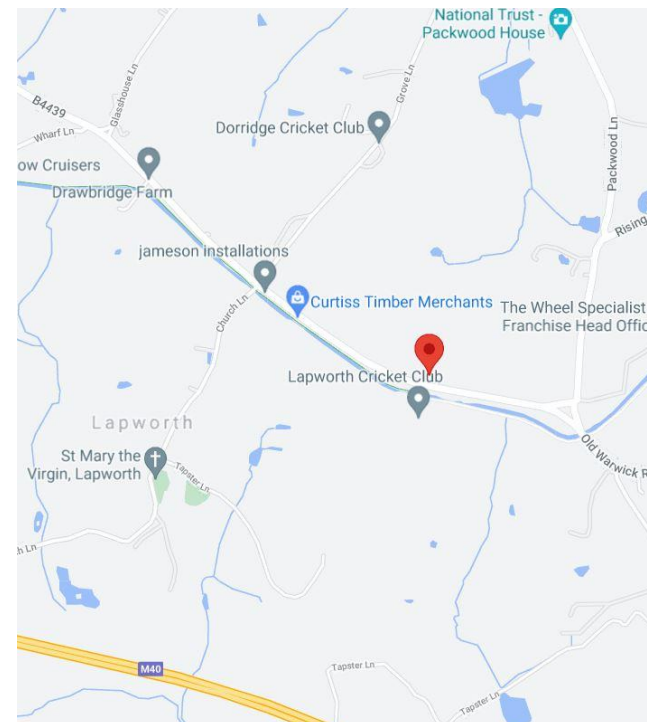
South west facing garden

SERVICE CHARGE

£960.00 pa

ITEMS INCLUDED IN THE SALE

Integrated Neff oven. Integrated hob. Extractor. Microwave. Fridge. Freezer. Dishwasher. All carpets, Some curtains. Some blinds. All light fittings. Underfloor heating. Garden shed.



HALLWAY

KITCHEN/DINER

20' 4" x 13' 11" (6.20 m x 4.25m) (max)

LIVING ROOM

17' 10" x 13' 11" (5.45m x 4.25m)

PRINCIPAL BEDROOM

13' 11" x 12' 3" (4.25m x 3.75m)

EN SUITE

9' 10" x 5' 10" (3.00m x 1.80m) (max)

SECOND BEDROOM

12' 9" x 9' 10" (3.90m x 3.00m)

BATHROOM

9' 10" x 5' 10" (3.00m x 1.80m)

OUTSIDE THE PROPERTY

GARAGE

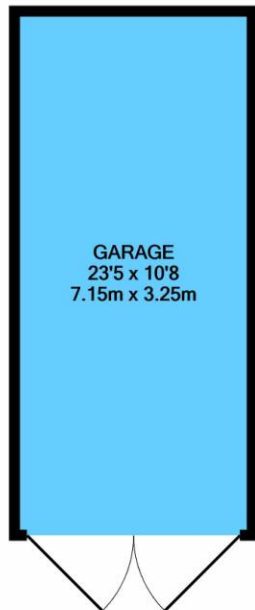
23' 5" x 10' 7" (7.15m x 3.25m) With Mezzanine Floor

GARDEN

Private South Westerly Facing Garden







TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.4 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. 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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