



Bon Accord Farm
Valley Lane | Lapworth | Solihull | West Midlands | B94 6HB

 FINE & COUNTRY

BON ACCORD FARM



Bon Accord Farm is an exceptional country residence privately set within approximately 17 acres in idyllic Lapworth, offering beautifully refurbished accommodation, four en suite bedrooms, a spectacular open-plan living space, spa, lake, gardens and extensive outbuildings.



GROUND FLOOR

Bon Accord Farm is approached through electrically operated gates and a long sweeping private driveway, with attractive views across the surrounding fields creating an immediate sense of rural tranquillity. Solid oak front doors open into a welcoming enclosed porch and an impressive central hallway, where quality finishes and considered design set the tone for the accommodation beyond. The spacious formal living room features beautiful oak flooring, handmade shutters and a striking contemporary gas fireplace with a dramatic glazed flue extending towards the ceiling. Multiple sets of French doors open directly onto the patio and gardens, creating an effortless connection between inside and out.

The principal living space forms the true heart of the house, incorporating a magnificent open-plan kitchen, family and dining area. Oak flooring flows throughout, complementing the striking circular oak island with integrated appliances and extensive preparation space. The kitchen is exceptionally well equipped with an AGA, separate Miele induction hob, Miele coffee machine, dishwasher, boiling-water tap, wine cooler and provision for an American-style fridge freezer. The adjoining family area enjoys views across the rear gardens and lake, with a glass atrium skylight providing an interesting architectural connection to the first-floor landing.

The dining area offers an equally impressive setting for both formal occasions and relaxed family meals, with two sets of French doors flooding the space with natural light and opening directly onto the patio. A separate study provides a quieter working environment, featuring a curved feature wall, fitted desk and extensive storage, together with French doors opening towards the front gardens and driveway.

Further ground-floor facilities include a useful boot/utility room and guest wc with Porcelanosa sanitaryware. One of the property's most distinctive features is the beautifully appointed spa area, incorporating a separate shower, steam room and Porcelanosa wc. From here, double doors open through onto a superb enclosed outdoor entertainment terrace, with retractable frameless glass doors that create an exceptional setting for entertaining, alfresco dining and enjoying the spectacular rural views.













SELLER INSIGHT

“What immediately attracted me to this home was its exceptional sense of space, privacy and freedom. Set within a beautiful landscape, it offers a rare combination of seclusion and connection, with open views and a wonderful feeling of being surrounded by nature, while still being close enough to enjoy the convenience of nearby people, amenities and community.

The home itself has a particularly special atmosphere. Its open-plan design creates a natural sense of flow and freedom, allowing the different living spaces to connect effortlessly while retaining their own character. I have always loved the dining and lounge areas, as well as the bedroom with its balcony and far-reaching vistas. Throughout the house, the relationship between the interior and exterior is a defining feature, with carefully considered window design framing the outstanding views from almost every aspect.

The architecture and design are equally impressive, combining a distinctive exterior with beautifully considered interiors and generous internal space. Details such as the steam room and his-and-her bathrooms add an element of luxury, while the overall design remains comfortable and homely. It is a property that feels both impressive and incredibly easy to live in, with the flexibility to support almost any lifestyle.

Outside, the same feeling of freedom continues. The substantial gardens provide privacy and space for relaxing and entertaining, while the open fields beyond are thoughtfully separated from the main garden areas. This creates the best of both worlds: beautifully private landscaped surroundings immediately around the house, together with an expansive rural outlook beyond.

Although I have never needed the house for large-scale events, it has been the perfect setting for regular family gatherings, with plenty of space for everyone to come together. There is also a wonderful sense of community within the small enclave, where neighbours know one another and there is a genuine feeling of belonging, without compromising the privacy that makes the setting so appealing.

The location has been another significant advantage, providing an excellent balance of rural surroundings and accessibility, with schools, amenities, sporting facilities and shopping all within easy reach.

Perhaps the greatest compliment I can give the property is that very little is needed to enhance the enjoyment of it. So much is already here, both inside and out. It is a home that offers privacy without isolation, space without formality, and an exceptional lifestyle that can simply be enjoyed from the moment you arrive.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

A beautifully crafted curved oak staircase rises from the central hallway to the first floor, where the accommodation continues to impress with four generous bedrooms, each benefiting from its own en suite bathroom and beautifully presented with Porcelanosa sanitaryware and tiling.

The principal bedroom is a luxurious private retreat, featuring a dramatic vaulted dressing area with extensive fitted wardrobes and two beautifully appointed en suite bathrooms. One incorporates a walk-in shower and freestanding bath positioned to take advantage of the scenic rear views, while the second features a curved walk-in shower and enjoys views across the front of the property. The principal bedroom also benefits from its own private balcony, providing an idyllic vantage point across the lake, gardens and surrounding acres.

Bedroom two enjoys the additional luxury of its own secluded balcony, while bedrooms three and four are equally well proportioned and beautifully appointed. The inclusion of four en suite bedrooms provides exceptional flexibility for family living and visiting guests, while an integrated speaker and sound system extends throughout both the ground and first floors.









OUTSIDE

Outbuildings & Ancillary Accommodation

The extensive grounds provide an impressive range of ancillary facilities, perfectly suited to the requirements of a country lifestyle. Two garages provide generous secure parking and storage, complemented by a separate carport and additional gym, offering excellent flexibility for those seeking dedicated leisure or fitness space.

Within the wider landholding are substantial double and single-sized agricultural barns, providing extensive storage and workshop space and offering considerable potential for a variety of rural uses, subject to any required permissions. Together, these facilities provide a level of practicality rarely found alongside such a beautifully presented principal residence.

Gardens & Grounds

The gardens and grounds are undoubtedly one of Bon Accord Farm's defining features. Extending to approximately 17 acres, the property enjoys an enviable degree of privacy and seclusion, surrounded by open Warwickshire countryside. The formal gardens immediately surrounding the house have been carefully maintained, with generous patio areas creating the perfect setting for summer entertaining and alfresco dining.

At the heart of the rear garden is a beautiful central lake, providing a spectacular focal point and creating a wonderfully tranquil outlook from both the house and the outdoor entertainment terrace. The lake is framed by lawns and mature planting, while the surrounding countryside and fields provide an exceptional rural backdrop.

Beyond the immediate gardens, the land extends into a substantial private holding, offering a rare combination of landscaped gardens, lake, open fields and ancillary buildings. The result is a truly special country setting, providing privacy, space and an enviable connection with the surrounding landscape while remaining perfectly suited to contemporary family life.

The Setting

Positioned within the sought-after rural setting of Lapworth, Bon Accord Farm enjoys the best of both worlds: a wonderfully private country environment with the convenience of being part of a highly desirable Warwickshire village community. The combination of a beautifully refurbished residence, exceptional entertaining spaces, four en suite bedrooms, extensive outbuildings, picturesque lake and approximately 17 acres creates a truly outstanding country property.







LOCATION

Lapworth is one, if not the, most sought after rural villages south of Solihull, having a range of local amenities which include shops, Junior and Infant School, St. Mary the Virgin Parish Church, Village Hall and Railway Station providing commuter services to Birmingham and beyond. One of the main attractions of Lapworth is the historic National Trust Packwood House and the countryside walks that

are to be found along the Stratford-upon-Avon canal. In addition, there are three excellent local inns which serve fine food and provide an excellent meeting place or somewhere to relax after a hard day! All in all Lapworth contains everything that one would want in a village, whilst still being so accessible to the larger villages of Knowle and Dorridge and the towns of Solihull, Stratford-upon-Avon and Warwick.





INFORMATION

Material Information

Tenure: Freehold

Council Tax Band: H

Local Authority: Warwick

EPC Rating: D

Property Construction: Brick, Tiles

Electricity Supply: National Grid

Water Supply: Severn Trent Water

Drainage and Sewerage: Severn Trent Water

Heating: boiler, radiators (lpg)

Broadband: Superfast broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G excellent data and voice mobile signal is available in the area - we advise you to check with your provider.

Parking: 4+

Total Internal Floor Area: 4228 sq ft

The property is subject to rights and covenants contained within the registered title. Prospective purchasers are advised to make their own enquiries through their legal advisers.



BON ACCORD FARM, VALLEY ROAD, LAPWORTH. B94 6HB



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

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We value the little things that make a home



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“ Vendor - Light Hall Barn : “From the first time that I met Rachel & Martin, when they came to value the house, through to the completion of the sale they have consistently been nothing short of outstanding. They are both incredibly skilled and experienced at what they do and this really helped to make the sales process go as smoothly and stress free as possible. I really appreciated their hands on, proactive approach - from helping us to move furniture around to maximise the house's potential and giving fantastic ideas (& help) to dress the house, through to the brilliant marketing, hosting a highly successful open day and managing to get an offer accepted on the house within four days of the open day (& at a time when the market was slow)! Throughout they have consistently gone over and above, have been reliable and kept us extremely well informed about the sales process. I'd highly recommend them and if I could give six stars I would.”

THE FINE & COUNTRY
FOUNDATION

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