



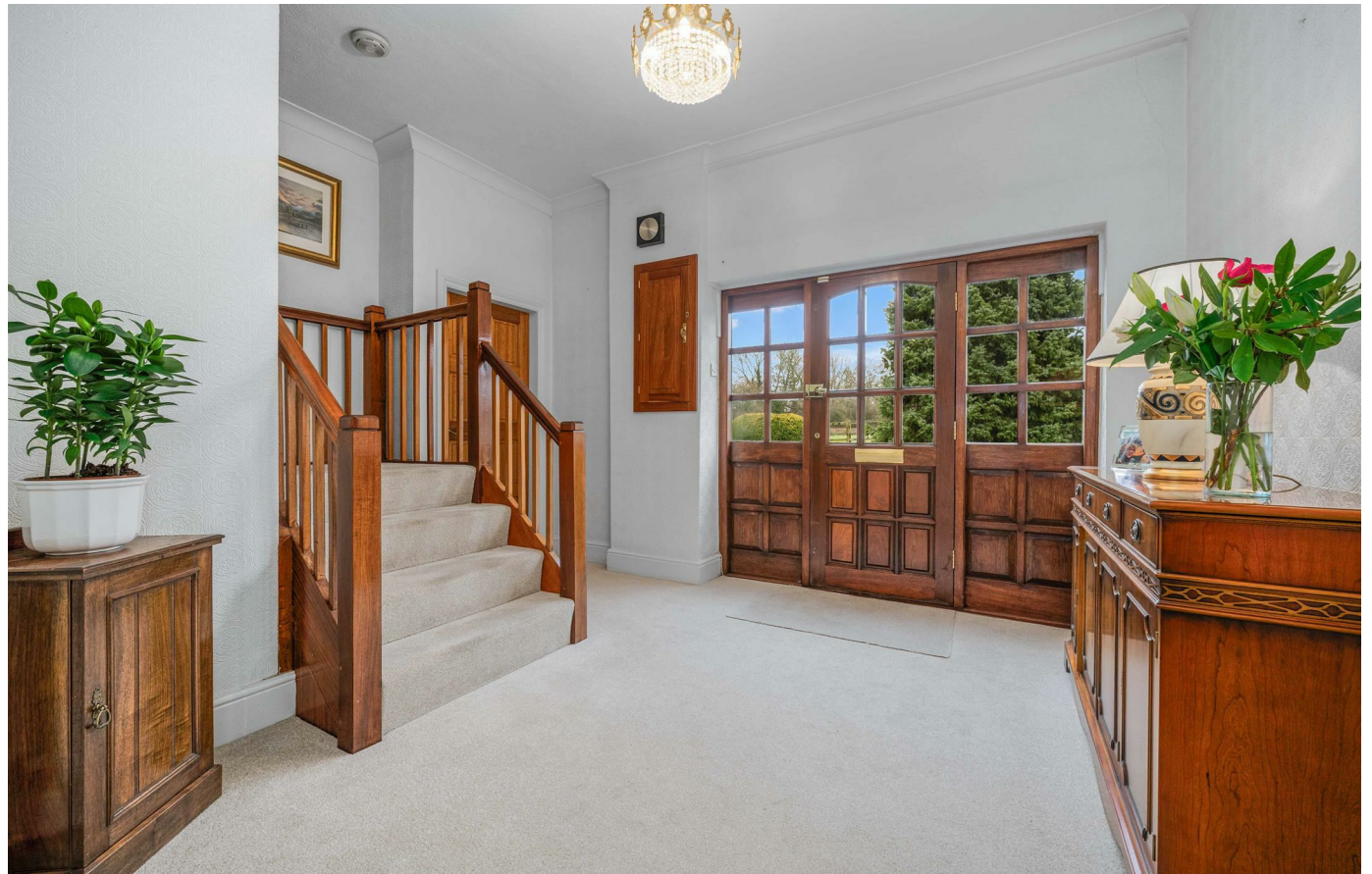
**Spring Farm,  
Spring Lane, Lapworth, Warwickshire, B94 5NS**

**Offers In Excess Of £1,300,000**

*This substantial detached residence is set within nearly 4 acres and offers well over 3,000 square foot of versatile accommodation, with excellent potential for modernisation and personalisation.*

*In brief, the property comprises; five double bedrooms, three bathrooms (including two en-suites), three reception rooms, fitted kitchen, utility/boot room, and downstairs WC. In addition, there is a self-contained annexe, which has its own private entrance and is ideal for multi-generational living or guest accommodation or even could be incorporated into the main dwelling house. The property further benefits from a good range of outbuildings, suited to equestrian use or car/general storage, a large paddock extending to approximately 2.50 acres, and well-maintained South-facing gardens.*

*Lapworth is a highly sought-after village, prized for its rural charm and excellent connectivity, ideally positioned between Warwick and Solihull. Surrounded by picturesque countryside and an extensive canal network, the area offers superb walking and cycling routes. The village benefits from a well-regarded primary school, local shop and traditional country pubs, including the renowned The Boot Inn. Lapworth railway station provides regular services to Warwick, Leamington Spa, Solihull, and Birmingham (Moor Street), while the nearby M40 (J16) offers convenient access to the wider motorway network. Further amenities, shopping and recreational facilities, and a wide choice of state, independent and grammar schools can be found in nearby Warwick and Solihull.*



## MAIN DWELLING HOUSE

### Reception Hall

14'1" x 11'0" (4.30m x 3.37m)

### Downstairs WC

6'9" x 2'10" (2.07m x 0.88m)

### Living Room

17'6" x 16'9" (5.35m x 5.12m)

### Dining Room

20'6" x 12'10" (6.25m x 3.92m)

### Family Room

18'1" x 12'11" (5.53m x 3.96m)

### Kitchen

13'8" x 12'9" (4.17m x 3.89m)

### Utility/Boot Room

13'8" x 5'10" (4.18m x 1.79m)

### First Floor Landing

12'5" x 7'5" (3.79m x 2.28m)

### Bedroom One

16'8" (max) x 13'8" (5.10m (max) x 4.17m)

### En-Suite Bathroom

10'1" x 9'4" (3.09m x 2.87m)

### Bedroom Two

15'1" x 12'4" (4.61m x 3.78m)

### En-Suite Shower Room

7'6" x 6'10" (2.31m x 2.10m)

### Bedroom Three

15'8" x 12'7" (4.80m x 3.85m)

### Bedroom Four

14'10" (max) x 13'4" (4.53m (max) x 4.07m)

### Bedroom Five

14'2" x 12'5" (4.34m x 3.80m)

### Family Bathroom

9'6" x 7'5" (2.92m x 2.28m)

### Car Port

## SELF-CONTAINED ANNEXE

### Entrance Hall

6'4" x 5'5" (1.94m x 1.67m)

### Shower Room

8'2" x 5'5" (2.50m x 1.67m)

### Lounge

16'7" x 14'10" (5.08m x 4.54m)

### Kitchen

11'8" x 5'11" (3.58m x 1.81m)

### First Floor Landing

14'10" x 5'5" (4.54m x 1.67m)

### Bedroom

16'10" x 14'11" (5.15m x 4.57m)

## OUTBUILDINGS

### Store

21'11" x 19'8" (6.70m x 6.00m)

### Stable One

12'3" x 9'10" (3.75m x 3.00m)

### Stable Two

12'3" x 9'10" (3.75m x 3.00m)

### Tack Room

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

### Hay Store

### Stable Three

12'3" x 9'10" (3.75m x 3.00m)

### Shed

16'4" x 8'6" (5.00m x 2.60m)

### WC

5'6" x 5'2" (1.70m x 1.60m)

### Workshop One

27'10" x 26'0" (8.50m x 7.95m)

### Workshop Two

34'1" x 27'10" (10.40m x 8.50m)





## GARDENS AND GROUNDS

South-facing and totalling some 0.55 acres; with paved patio and lawn area, together with a range of mature shrubs and trees.

## LAND

The paddock, totalling some 2.50 acres, is being sold with an overage clause in place and in the event of any additional residential dwelling(s) being built, 30% of any increase in value will be applicable for a term of 30 years.

## ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor', O2 and Three being rated 'Variable outdoor', and Vodafone being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Warwick District Council - Band H

Business Rates for the Commercial Units:

Unit 1 - RV £4,550

Units 2 & 3 - RV £5,500

(Small Business (Non-RHL): 43.2p (RV under £51,000).

\* As the RV is under £12,000, the occupation should qualify for 100% business rate relief)

Fixtures & Fittings:

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

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property. Drainage is to a septic tank, which is located within the grounds. The central heating and hot water is via LPG gas, while an oil tank serves the AGA in the kitchen and can be used for hot water.

Tenure:

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

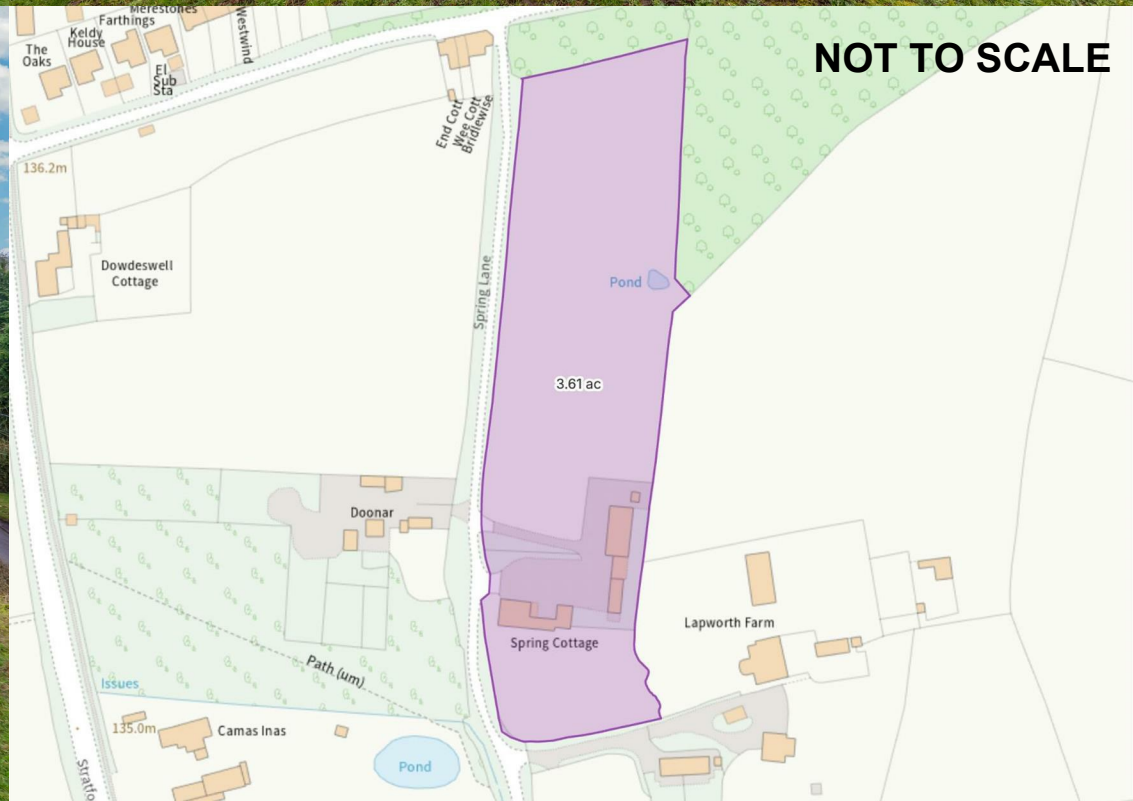
Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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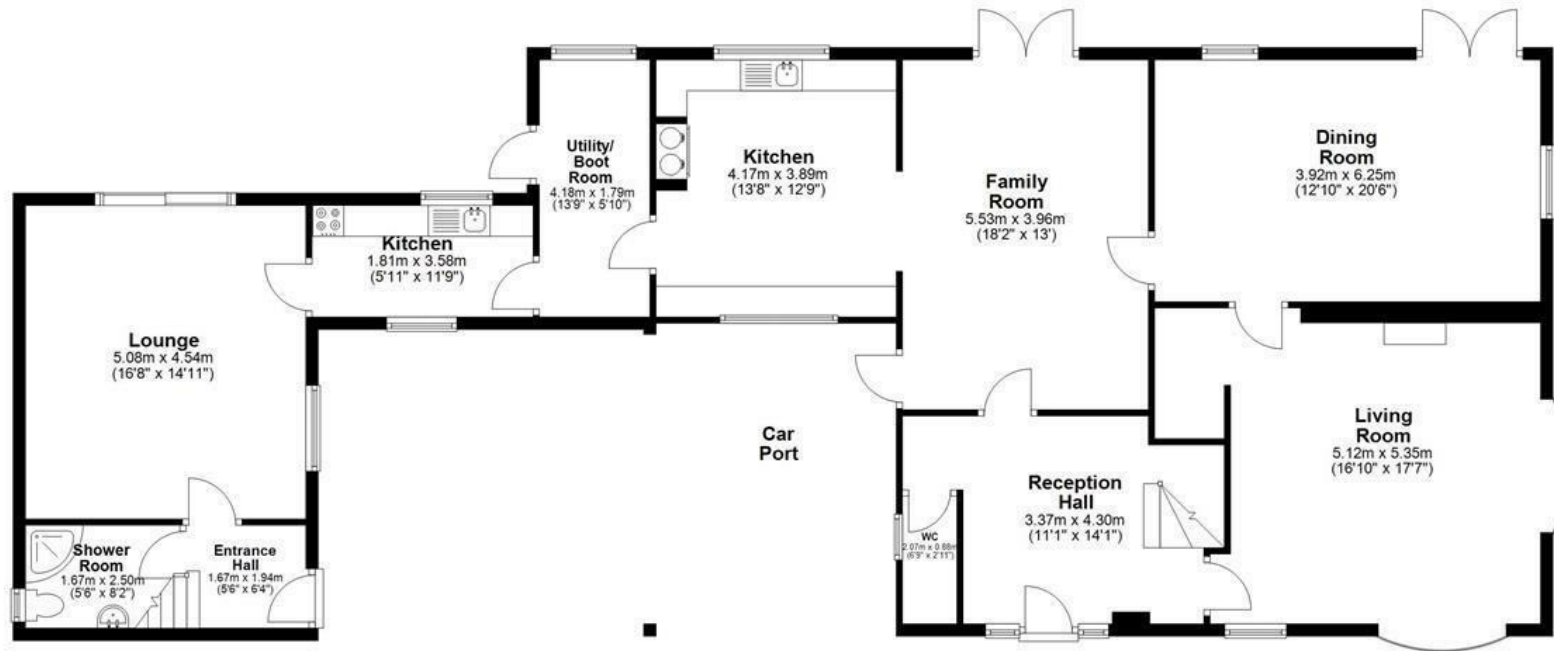






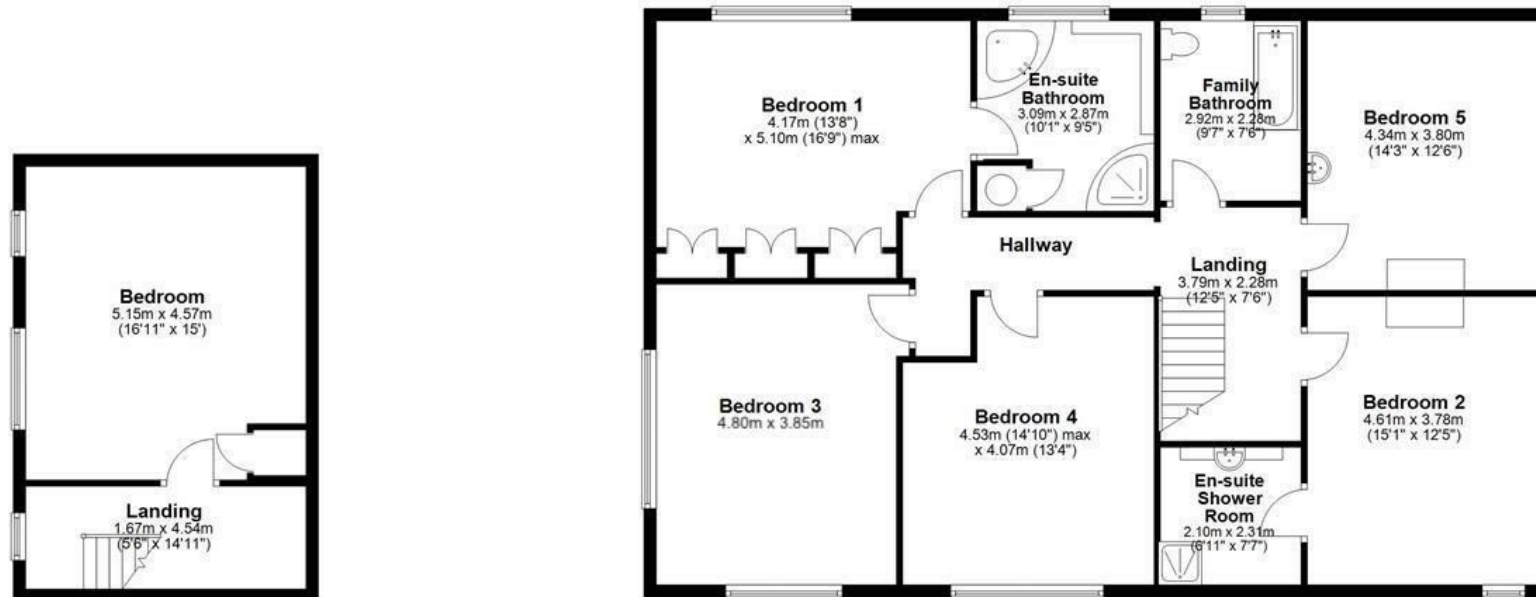
### Ground Floor

Approx. 158.7 sq. metres (1708.6 sq. feet)



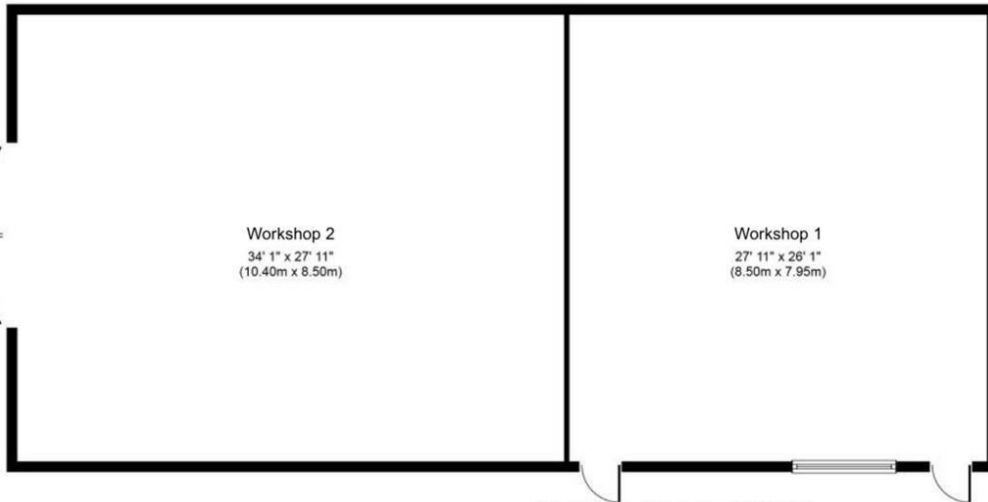
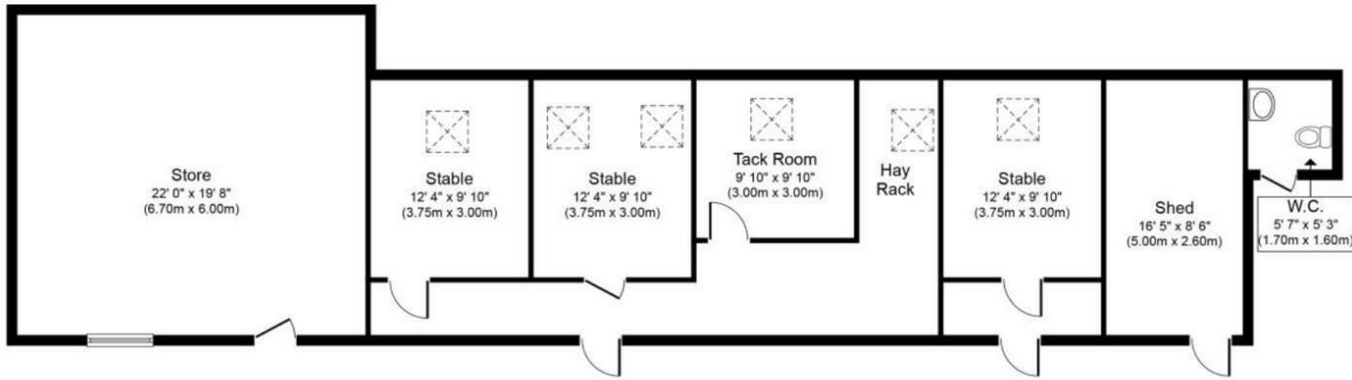
### First Floor

Approx. 161.1 sq. metres (1733.6 sq. feet)



Total area: approx. 319.8 sq. metres (3442.2 sq. feet)

## Outbuildings



Total area: approx. 281.1 sq. metres (3026 sq feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	40	59	(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

