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YOUR PREMIUM AGENT

**YEW TREE COTTAGE
GROVE LANE
LAPWORTH
B94 6AR**

Immerse yourself in this extensive six-bedroom property, spread across almost seven acres. With an indoor swimming pool, triple garage, and separate annexe, the home offers an abundance of space and amenities, complemented by lush gardens and stunning views.



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A magnificent six-bedroom property, spread across an impressive 11,000 sq. ft, nestled within approximately seven acres of captivating landscape. The main house includes a snug, formal dining room, living room, garden room, and a games room. The first floor offers five excellent bedrooms, including a principal suite with a walk-in wardrobe, luxurious ensuite, and stunning garden views. Additional living space is provided by a separate annexe. The property is complemented by an indoor swimming pool with a modern shower room, sauna, and a retractable roof, perfect to enjoy all year round. Parking needs are well-served by a triple garage and a spacious driveway. A truly remarkable family home offering grandeur and spaciousness.







Enter an impressive main hall that sets the tone for the grandeur within. The ground floor comprises a family kitchen with immediate garden access, a snug room featuring a wood burner for cosy evenings, and a formal dining room housing an enclosed wine store. There's also a separate lounge for family gatherings and a garden room where one can enjoy the panoramic views of the gardens.

To the opposite side of the entrance hall a fabulous games room, a guest cloakroom, and a storeroom extend the functionality of this beautiful home.









Ascending to the first floor, five generously sized bedrooms and an optional sixth (that could also function as a study) provide fabulous spacious accommodation.

Two of these bedrooms boast en-suite bathrooms, catering to the need for privacy. The principal bedroom, vast in size, offers breath taking green views of the garden from multiple aspects. It also includes a balcony with French doors overlooking the rear garden, a large walk-in wardrobe, and a superb en-suite with separate shower and stand alone bath. A large family bathroom is conveniently located on a split level, accessible via one of the three staircases. The property also features a spacious loft, providing ample in-house storage.





Adding to the versatility of this property is a separate two-story annexe. The annexe comprises a kitchen living space and a first-floor bedroom, complete with wardrobes and terrace access. It has an external staircase leading to the ground floor and its own front gated entrance, ensuring privacy and independence, perfect for extended family or even as an Air B & B opportunity.







Externally, the property boasts a generous gravel driveway and a detached triple garage. An indoor swimming pool with a retractable roof takes centre stage, surrounded by the meticulously cared-for gardens. The pool area includes a modern shower room and sauna. Additionally, a detached outbuilding provides further storage over two floors.

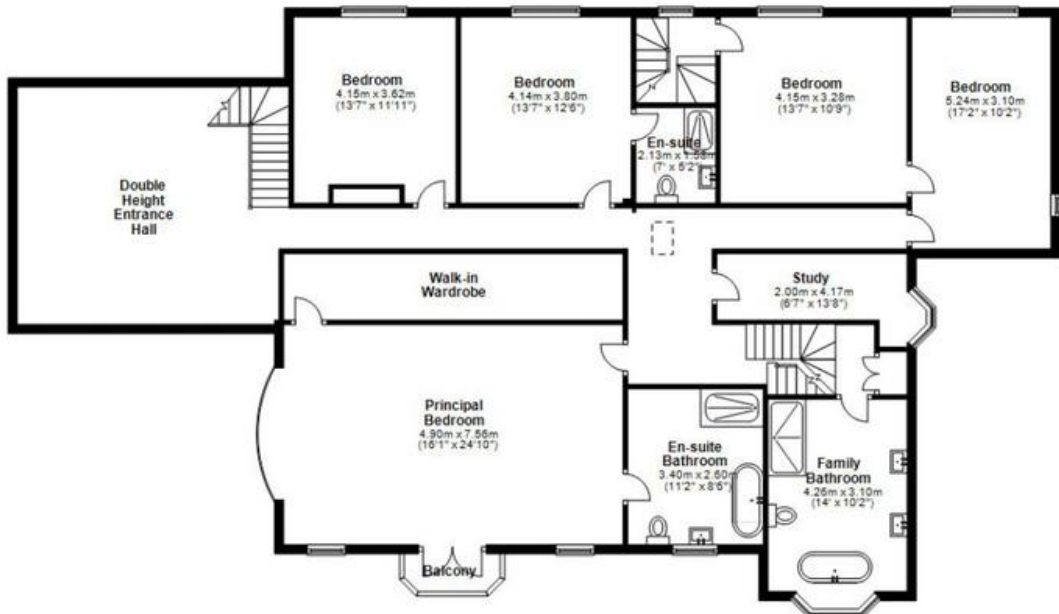




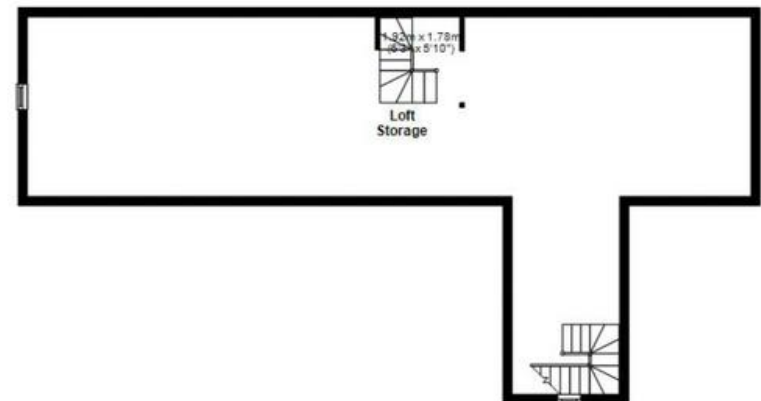
Ground Floor
Approx. 718.1sq. m (7729.3sq. feet)



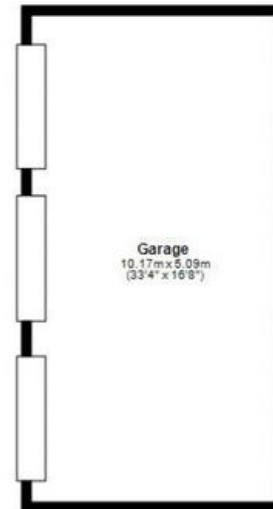
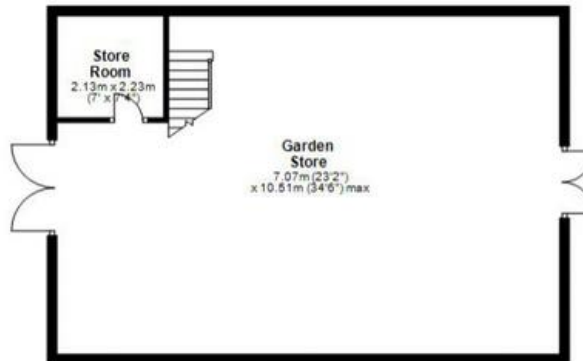
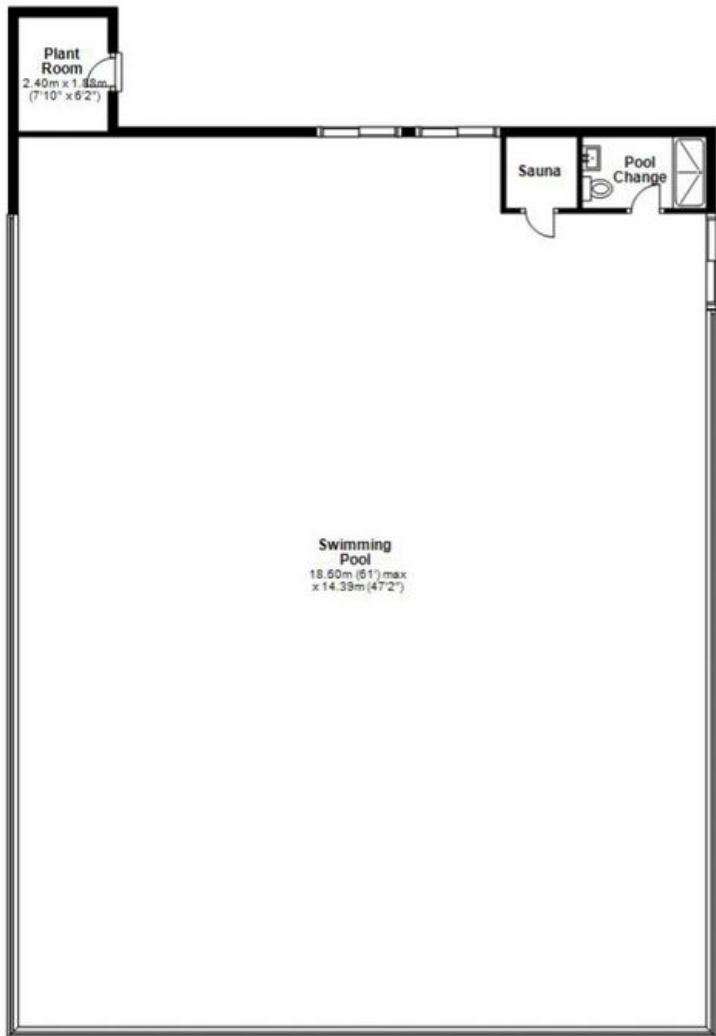
First Floor
Approx. 309.2sq m (3327.7sq. feet)



Second Floor
Approx. 75sq. m (807.7sq feet)



Outbuildings



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Total Area: Approx. 1102.3 sq meters (11864.7sq. feet)

This floorplan is for illustration purposes only this is not intended to be a measured/scaled survey or comply with RICB guidelines. All measurements including total floor area openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. A party must rely upon its own inspections. No responsibility is taken for any error, omission, or mis-statement



FEATURES

- Spacious Six Bedroom Property
- Almost 7 Acres of Immaculate Grounds
- Teaming with Character Features
- Family Kitchen With Garden Access
- Detached Triple Garage
- Indoor Swimming Pool
- Principal Bedroom With Walk-In Wardrobe
- Guest Annexe With Separate Entrance
- Games Room And Storeroom

SIZE Total - 11,864 sq ft Including Outbuildings

COUNCIL TAX

Main Building - Warwick District Council G

Annex - Warwick District Council A

SERVICES

Heating is by way of Oil and mains drainage is via a septic tank . It is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	22 Mbps	1 Mbps
Superfast	-	-
Ultrafast	1000 Mbps	220Mbps

Network in the area: OpenReach

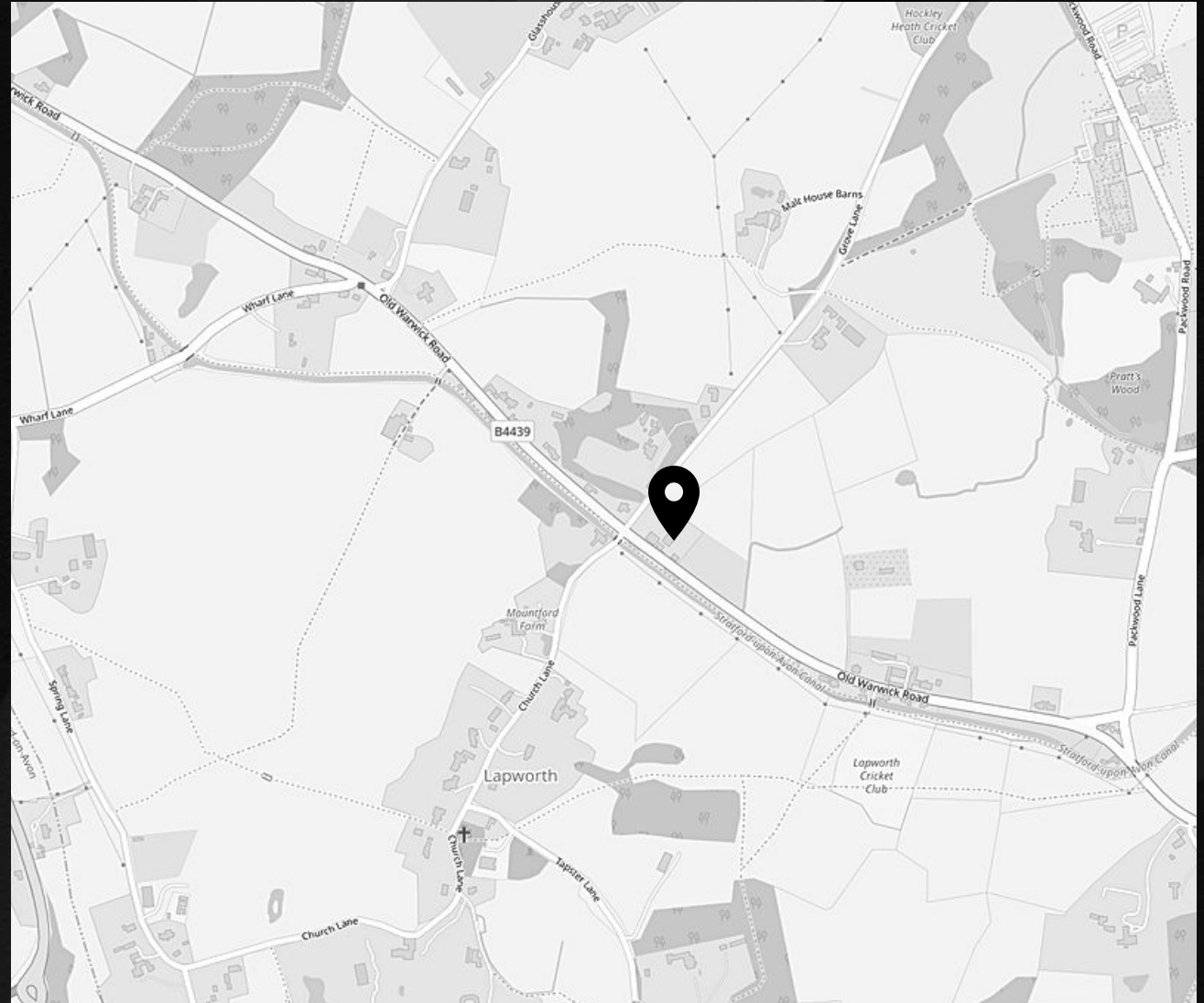
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

📧 premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

The property is conveniently located, a short drive from the neighbouring villages of Knowle and Dorridge, set in a rural location, Lapworth is highly regarded as one of the places to live for those looking to settle in an idyllic yet well connected rural location. Solihull town centre is some five miles and benefits from superb amenities, transport links and schooling. The NEC, Birmingham Airport, International Railway and motorway links are all within easy reach.

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Call us on **01564 777314 (option 4)**

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