



High Street,
Kenilworth,
CV8 1LZ

Asking Price Of
£800,000



3 Bedroom Town House located in Old Town Kenilworth.



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EPC

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182

sq m

FULL DESCRIPTION

THE PROPERTY

Occupying an enviable position in the heart of Kenilworth's Old Town sits this idyllic cottage which enjoys views across The Abbey Fields. With scope for modernisation this property offers potential to become a stylish residence with a wealth of original features and the added benefit of off-road parking and garaging. Offered with no onward chain you enter into a generous dining hallway with cloakroom off and a step into the open plan kitchen which is fitted with hardwood wall and base units. The kitchen looks onto the old High Street, has a utility area and also boasts an Aga. A central hallway leads past the sunroom which looks into a central walled courtyard and then into the rear lounge and separate study. On the first floor are three bedrooms, en suite shower room and family bathroom. From the central courtyard you can also access the single garage. To the rear of the property is a beautiful walled garden with well stocked shrub and floral borders. This is an amazing opportunity to acquire this cottage which oozes kerb appeal and offers fabulous scope to create a truly stunning home. An opportunity not to be missed.

HALLWAY

Entered through a door from the carport the hallway has a radiator, useful under stairs storage cupboard, door into the cloakroom and an opening into the dining hallway.

CLOAKROOM

Fitted with a coloured close coupled wc and a wash hand basin. Window to the side.

DINING ROOM

8' 11" x 11' 9" (2.72m x 3.59m)

With two radiators, dog leg staircase rising to the first-floor landing with open spindles, beamed ceiling and an opening into the kitchen.

FITTED KITCHEN

9' 3" x 12' 0" (2.82m x 3.67m)

Looking onto the Old High Street with twin Georgian style double glazed windows to the fore. The kitchen is fitted with good quality hardwood fronted walls and base units. The base units have a wood trimmed countertop with a stainless-steel double drainer sink unit and tiled splash backs. Within the wall units are display cabinets and shelving. With Aga in the inglenook and space for additional cooker. Plumbing for dishwasher and opening into a utility area.

UTILITY AREA

5' 4" x 5' 11" (1.63m x 1.81m)

Continuation of the hardwood units with a wall mounted dresser. Wood trimmed counter, space for an upright fridge freezer and plumbing for an automatic washing machine. Further Georgian style double glazed window.

WALKWAY

Looking into the private courtyard with double glazed French doors out. Three wall light points and opening into the sunroom.

SUNROOM

9' 8" x 6' 6" (2.97m x 2.00m)

With double glazed windows, vaulted ceiling, and a radiator.



LOUNGE

18' 7" x 14' 8" (5.68m x 4.49m)

This attractive and peaceful sitting room has double glazed French doors and windows into the walled rear garden. Three radiators and a focal point provided by a marble fireplace with an Adams style surround and housing a coal effect gas fire. Further door into the study.

STUDY

12' 0" x 10' 0" (3.68m x 3.07m)

With a double glazed door and window to the rear, radiator and a door into the garage.

LANDING

With a beamed vaulted ceiling with a Velux window. Wall light points, large airing cupboard, and doors off to

BEDROOM ONE

11' 2" x 15' 3" (3.42m x 4.65m)

Twin double glazed Georgian style windows to the fore with radiators beneath. Cast iron ornamental fireplace set on a tiled hearth. Dado rail, bedside reading lamps and a dressing area with built in wardrobes. Steps take you down to the en-suite.



EN SUITE SHOWER ROOM

Fitted with a coloured suite that comprises a close coupled wc, bidet and his and hers vanity sink unit. Fully tiled shower cubicle with a thermostatic shower. Heated towel rail, tiling to half height, shaver point and double glazed window to the rear.

BEDROOM TWO

11' 2" x 12' 0" (3.42m x 3.66m)

Twin double glazed Georgian style windows to the fore, radiator, built in cupboard and



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access to loft void.

BEDROOM THREE

12' 4" x 6' 4" (3.77m x 1.94m)

Vaulted and beamed ceiling, double glazed and Velux windows, wall light and an airing cupboard.

BATHROOM

Having a panelled bath with mixer shower, close coupled w.c and a vanity wash hand basin. Tiled to splash backs, radiator, shaver point and a double glazed window and Velux to the rear.

WALLED REAR GARDEN

With a raised patio directly leading from the house. Steps take you down to the formal lawn with mature shrub and floral borders.

CARPORT

From the road is an integral car port that provides hardstanding for one vehicle. There are double doors that open into the central courtyard.

CENTRAL COURTYARD

This quaint walled area has a multitude of possibilities. If additional parking is required or if a tranquil area is your preferred option, this space could transform this interesting space. From this courtyard you also access the garage.

GARAGE

16' 10" x 10' 7" (5.15m x 3.23m)

With up and over door and power and lighting provided.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



FLOORPLAN



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