



JULIE PHILPOT
RESIDENTIAL



Leicester House | 1 Castle Green | Kenilworth | CV8 1NE

£950,000

A fabulous opportunity to purchase a very spacious and unique Grade II Listed Cottage set within the Conservation Area on Castle Green having superb Castle Views to the front. The property provides spacious accommodation with five double bedrooms, a master en-suite, plus four reception rooms. This is a delightful period property with many original features plus the added benefit of a large, mature, landscaped and sunny rear garden being very private with the added benefit of a double garage to the rear.

- Large Grade II Listed Family Home
- Double Garage To Rear
- Four Reception Rooms
- Many Period Features
- Overlooking Kenilworth Castle



LEICESTER HOUSE

This delightful and very special Grade II Listed property is set within the conservation area opposite Kenilworth Castle and The Elizabethan Gardens. The house is within easy walking distance of the old High Street, Abbey Fields, St Nicholas Church and Castle as well as open countryside and the Millennium trail ideal for those who want to enjoy the excellent restaurants and bars as well as walking and rambling footpaths. There are many period features and fireplaces with viewing being the only way of appreciating a wonderful property. The house benefits from gas central heating and secondary double glazing.

DOOR TO

ENTRANCE HALLWAY & SNUG

18' 0" x 15' 8" (5.49m x 4.78m)

A lovely welcoming entrance to the property providing an initial entrance with Minton tiled floor and a large snug area with parquet flooring and super inglenook fireplace with log burner and many exposed beams.

DINING ROOM

15' 7" x 13' 7" (4.75m x 4.14m)

A splendid formal dining room with Castle views, original beams and two alcove recess built in period storage units. Serving hatch to kitchen.

LOUNGE

19' 6" x 16' 2" (5.94m x 4.93m)

A delightful and spacious lounge with Castle views, exposed sandstone walling and brick fireplace with gas log burner and oak mantel. Original beams and two radiators.

FAMILY ROOM/SECOND SITTING ROOM

24' 7" x 10' 2" (7.49m x 3.1m)

A large multi-functional reception room located to the rear of the property having a garden aspect. Two radiators.

KITCHEN/BREAKFAST ROOM:

17' 5" x 13' 4" (5.31m x 4.06m)

A more traditional style kitchen/breakfast room which is well planned and spacious with oak worktops an extensive range of cupboard and drawer units and stainless steel double bowl sink unit. Britannia dual fuel range cooker with extractor hood over, vintage ceramic tiled floor, rear entrance door and in the dining area is space for a breakfast table and chairs. Door to:

BOILER ROOM

6' 0" x 5' 3" (1.83m x 1.6m)

With Worcester Bosch gas combination boiler and further storage space.

UTILITY ROOM

10' 4" x 10' 1" (3.15m x 3.07m)

With space and plumbing for washing machine, range of cupboard and drawer units and space for further appliances. From the kitchen door and before the utility room is a large storage area to the side.

CLOAKROOM

With w.c., urinal, pedestal wash basin, heated towel rail and pine wall panelling.

FIRST FLOOR LANDING

The landing provides access to all first floor bedrooms as well as provides a spacious and quiet seating area with garden view. Built in storage cupboards.

MASTER BEDROOM

13' 5" x 13' 2" (4.09m x 4.01m)

With Castle views and radiator. Door to:

ENSUITE

12' 9" x 6' 7" (3.89m x 2.01m)

With large shower enclosure having glazed shower screen, vanity wash basin unit with storage under, w.c., and heated towel rail. Castle views.

DOUBLE BEDROOM

10' 4" x 14' 0" (3.15m x 4.27m)

With rear garden aspect, radiator and exposed beams.

DOUBLE BEDROOM

16' 3" x 15' 5" (4.95m x 4.7m)

With Castle views and radiator.

DOUBLE BEDROOM

16' 2" x 13' 8" (4.93m x 4.17m)

With two built in storage cupboards, radiator and Castle views.

DOUBLE BEDROOM

13' 5" x 11' 8" (4.09m x 3.56m)

With radiator. This double room is located to the rear of the property.





BATHROOM

10' 10" x 8' 1" (3.3m x 2.46m)

With panelled bath, pedestal wash basin and corner shower enclosure. Heated towel rail and rear garden view.

CLOAKROOM

With w.c. and radiator.

OUTSIDE

FRONTAGE

There is a lawned garden and driveway parking to the front of the property. A pathway and wrought iron gates to the side provide access to the:

LARGE & PRIVATE REAR GARDEN

The gardens are a very special feature to the property being large and private being landscaped in a natural style with a large expanse of lawn, mature shrubbery borders, natural stone chippings, specimen trees and raised beds. The garden is designed in such a way that you can also enjoy sunshine as well as quiet and sheltered seating areas. To the rear of the garden is a further secluded seating area with ornamental pond. Timber Summerhouse and Log Store. At the side entrance from the front of the property is useful storage space.

DETACHED DOUBLE GARAGE

20' 1" x 16' 5" (6.12m x 5m)

Double timber gates at the rear of the garden lead to the detached double garage with up and over door. This is accessed via a pathway from Denton Close. At the narrowest point for access the measurement is 72".



Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

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EPC EXEMPT

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements