



Piccolo Cottage | 27 Castle Road | Kenilworth | CV8 1NG

A delightful semi detached period cottage with plenty of charm and numerous original period features to include exposed beams, original doors and a flagstone floor set within just a few steps of the Castle, open countryside and Abbey Fields. This is a superb property being spacious and well planned with two double bedrooms, bathroom with separate shower, a lovely through lounge/diner having a log burner, a kitchen with utility room off and a single chamber cellar. To the rear is a pretty garden enjoying a sunny aspect which then leads through to the driveway parking for two cars.

£479,000

- Charming & Very Spacious Character Cottage With Viewing Recommended
- Two Double Bedrooms
- Many Original Period Features
- Sought After Castle Location
- Parking To Rear



Property Description

DOOR TO

LOUNGE/DINER

26' 6" x 12' 32" (8.08m x 4.47m) Overall

This lovely large reception room has a bay window in the lounge along with a log burner and in the dining area is a Victorian style feature fireplace with tiled inserts and hearth. There are built in storage cupboards, dual aspects and a door with steps down leading to the:

CELLAR

A single chamber cellar located under the dining area.

KITCHEN/BREAKFAST ROOM

13' 1" x 11' 4" (3.99m x 3.45m)

With flagstone floor, double bowl Belfast sink unit, Leisure range cooker, space for tall fridge/freezer and space for table and chairs. Freestanding unit with stone worktop over. Door to:

UTILITY ROOM

10' 5" x 5' 8" (3.18m x 1.73m)

With cupboard units having stone worktops over and space and plumbing for washing machine and space for further appliance.

FIRST FLOOR LANDING

Having original floorboards and exposed beams.

BATHROOM

A large Victorian style bathroom with freestanding bath, separate shower enclosure with fixed head and hand held shower attachment plus glazed shower screen door. Pedestal wash basin, w.c and large walk in storage cupboard with fitted shelving and wall mounted Ideal gas boiler.

BEDROOM ONE

11' 6" x 11' 0" (3.51m x 3.35m)

Located to the front of the cottage with original floorboards, feature fireplace, radiator and built in double wardrobe.

BEDROOM TWO

12' 9" x 11' 5" (3.89m x 3.48m)

Located to the rear of the cottage having original floorboards, feature fireplace, two wall light points and radiator.

OUTSIDE

GARDENS

The property is set well back from the road with a pretty front garden having an area of lawn and with mature hedging forming the boundary. The rear garden is in a cottage style and is easily maintained with a paved patio and seating area, lawn and shrubbery borders. There are two timber storage sheds to the rear which provides useful storage.

PARKING

The rear of the property is reached via a private access road off Castle Road. To the rear of the cottage will be found the driveway parking for two vehicles.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



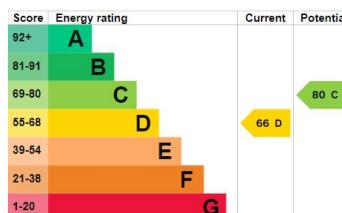
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2020

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60