

# BELVOIR!

Guide Price £495,000



## Belgaum Cottage 29 Castle

, Kenilworth CV8 1NG

BELVOIR | THE COLLECTION

A rare opportunity to own an exquisite cottage in the heart of historic Kenilworth.

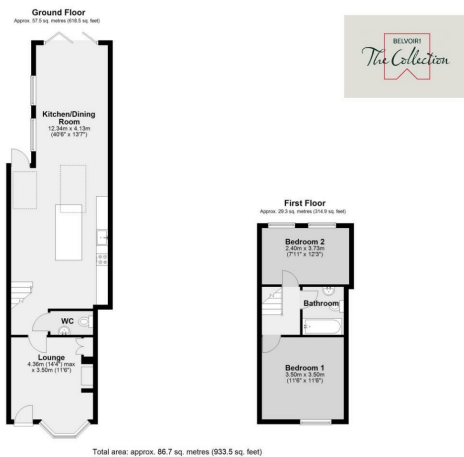
A charming and newly renovated 2/3-bedroom home, Belgaum Cottage enjoys an enviable location just a stone's throw from the iconic Kenilworth Castle, with the peaceful Abbey Fields and vibrant town centre only a short stroll away.

This character-filled cottage is nestled in one of Kenilworth's most desirable neighbourhoods and offers a south-facing garden, private rear access, and two dedicated parking spaces—a rare combination for such a central location.

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## ACCOMMODATION

Thoughtfully restored and presented in immaculate condition throughout, this spacious home is truly turn-key and ready to move into.

### Exterior

At the front, you're greeted by a picture-perfect cottage garden featuring mature shrubs, wrought iron railings, a neatly manicured lawn, and a stone pathway leading to the front door—an idyllic introduction to this delightful home.

### Ground Floor

Step inside to a versatile front room that can serve as a cosy lounge or a third bedroom. This space boasts a large bay window overlooking the garden, a charming log burner, new carpeting, and built-in storage. Adjacent is a stylish guest WC, finished with classic subway tiling and heated towel rail.

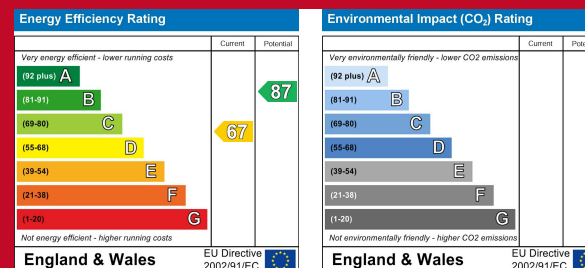
The heart of the home is a stunning full-length shaker-style kitchen, showcasing a bespoke curved quartz island, chrome hardware, and a suite of integrated Bosch gas hob, built-in oven and fridge/freezer, dishwasher, and washing machine. Herringbone flooring adds a contemporary flair and continues into the WC. Two generous Velux windows flood the kitchen with natural light, creating a bright, welcoming atmosphere.

Beyond the kitchen lies a flexible space ideal for use as a snug or dining area. Triple bi-fold doors open directly onto the beautifully landscaped rear garden, making it perfect for indoor-outdoor living and entertaining.

### First Floor

A bespoke oak staircase with elegant black spindles leads to the first floor, where you'll find two generously sized double bedrooms. The front bedroom benefits from attic access via a pull-down ladder, offering excellent storage. The rear bedroom features two charming cottage-style windows with views over the garden.

The stylish, fully tiled bathroom is equipped with a shower over bath, feature strip lighting in the coves, heated towel rail and modern fixtures.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.