

DEVIL HOUSE

**SHELDON
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KNIGHT

LAND AND
PROPERTY
PROFESSIONALS



Devlin House Main Street, Eathorpe, Leamington Spa

Set behind bespoke brick pillars and ironmongery and framed by landscaped planters, this remarkable detached, new build home offers both privacy and practicality. It has great curb appeal and features a generously sized driveway with ample parking and a neat, turfed area for added charm.

As you enter through the impressive double front doors, you're welcomed into a spacious entrance hallway, where a handcrafted oak staircase with glass balustrading sets the tone for the quality and attention to detail found throughout the home. The ground floor has been thoughtfully designed for versatility and comfort. It includes a fully tiled

downstairs WC, a formal lounge with a striking feature log burner and a dedicated home office – with access to high-speed broadband, ideal for remote working. The heart of the home lies in the expansive open plan kitchen/dining area, fitted with premium appliances from Porcelanosa.

The kitchen, which is finished to an exceptional standard, has bi-fold doors on to the extended patio area, perfect for those summer evenings and bringing the indoors outdoors. A separate utility room sits just off the kitchen and remains customisable (subject to discussion and pricing), giving buyers the opportunity to personalise the space to suit their lifestyle.

Flowing seamlessly from this space is a versatile second lounge/dining room, featuring bi-fold doors that open out onto the rear patio area. Accessibility has been carefully considered, with step-free access, wide doorways and a dedicated wheelchair-friendly entrance with a ramp, ensuring ease of movement throughout the home.

Upstairs, an open, spacious landing leads to five well-proportioned bedrooms, all thoughtfully designed with natural light and space in mind. There is also convenient access to a substantial loft area, ideal for storage or future potential. Oak detailing runs throughout the property, delivering a warm, classic feel that complements any interior décor style.



Specifications

- › Piled Foundations with associated concrete ring-beam and Block and beam concrete ground floor
- › Build zone warranty
- › Origin triple glazed aluminium patio doors fitted by Warwick Glass
- › Front and Utility external doors designed by Bereco all supplied and manufactured in redwood triple glazed
- › Internal doors are of solid oak construction. LPD Supply
- › Kitchen, bathrooms and wall coverings designed, manufactured and supplied by Porcelanosa
- › Ground floor coverings designed, manufactured and supplied by Porcelanosa
- › Ground floor WC designs by Porcelanosa and bespoke oak additions
- › Ring video Pro 2 doorbell
- › Central heating and hot water. Stibel Eltron Air source heat pump supporting ground floor (under floor) heating and second floor wall mounted bedroom and bathroom radiators. All rooms have independent system controls
- › Electrical supply to the property, three phase power from the national grid and incorporated within the front drive area is an electric automobile charging facility.
- › Low energy, efficient design and construction throughout
- › STOVAX (Stockton 3) log burner*
- › Eaton i-on 10 internal alarm security system
- › Fast broadband connection*

Options available at additional cost:

- › Solar panels
- › Premium ground and upper flooring coverings
- › Fitted wardrobes available
- › Upgraded kitchen and utility options
- › Potential addition for a car port (STDP)**

*Specification(s) may change

**Subject to Design Planning



Location

Nestled in the heart of the Warwickshire countryside, Eathorpe is a charming and picturesque village offering the perfect blend of rural tranquillity and excellent connectivity. Located just five miles from the historic town of Royal Leamington Spa, Eathorpe is surrounded by rolling fields, mature woodland and beautiful walking trails, making it ideal for those seeking the peace and quiet of rural living yet within easy reach of local amenities.The village itself is steeped in character, with a strong sense of community and a village hall which hosts numerous events throughout the year.

For commuters, Eathorpe is exceptionally well-positioned. The nearby A46, M40 and Fosse Way provide direct road links to Coventry, Warwick and Stratford-upon-Avon, while Leamington Spa railway station offers regular and direct services to Birmingham, London Marylebone and beyond. Families are well catered for with a selection of excellent local schools, both state and independent, including Arnold Lodge, Kingsley School, King's High and Warwick School all within easy reach. Whether you're looking for a weekend retreat or a permanent countryside home with quick access to town, Eathorpe offers the best of both worlds.



The Red Lion pub - 5 min, 2.4 mi



Leamington Spa - 13 min, 6.4 mi
Hilltop Farm Shop - 4 min, 1.8 mi



Leamington Spa train station - 17 min, 7.1 mi

Red Lion Pub

It is also close to the village of Hunningham which boasts the award-winning and very popular Red Lion Pub which has enviable views along the River Leam and overlooks the stunning countryside. It is well regarded for its fabulous food and is very popular with families, groups of friends and couples alike.



Hilltop Farm

Hilltop Farm Shop is set on high ground overlooking scenic views of the Warwickshire countryside and only 6.8 miles from Leamington Spa.

The farm shop is renowned for its butchery as well as a variety of produce. It has a café with indoor and outdoor seating and seasonal menus. This rural farm shop and café are dog friendly.

Various events are held throughout the year ranging from Pick your Own Pumpkin, Oktoberfest Beer Festival, Bonfire Night, Christmas gatherings, Springtime and Easter organised days.



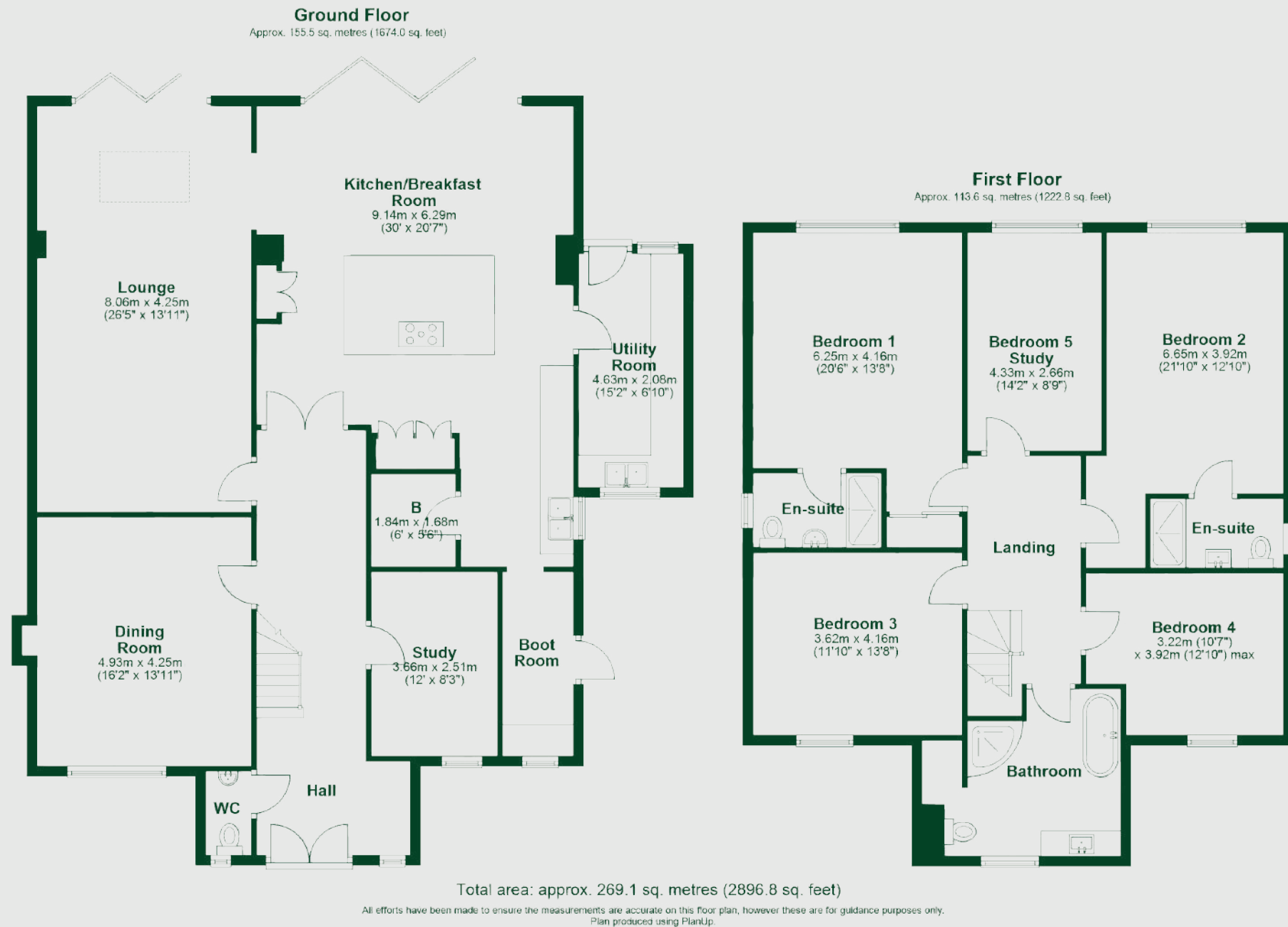












Meet the new home team

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage and longevity we do.



Nik Kyriacou
Associate director



Jack Richardson
Homes manager



Julie Hyde
New homes
consultant



Karen Daniels
Sales progressor
& administrator

Our business has also grown and developed significantly since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers.

We now have 10 specialist departments, operating in offices across the Midlands, and are proud to be embedded in the local communities we serve.

For more information please
contact the new homes team on

01789 333 466 or
newhomes@sheldonbosleyknight.co.uk

