

New Street, CV8

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Set in Kenilworth's historic Old Town on the picturesque New Street, Burnt Cottage is a stunning six-double-bedroom character home, steeped in history and brimming with period charm.

- Six Double Bedrooms
- Grade II Listed Home
- Approximately 2,228 ft²
- Mainly Double Glazed
- Garage and Two Parking Permits Available for Abbey Fields
- Modern Gas Boiler



Spanning over four floors, this Grade II listed gem offers spacious living accommodation, a private enchanting garden, and a separate garage, just a short walk away.

Kenilworth Old Town is celebrated for its historical significance and timeless appeal. Known for its beautiful character properties and warm community spirit, the area provides a perfect balance of old-world charm and modern amenities. A short stroll from the cottage leads to local shops, inviting pubs, and the tranquil Abbey Fields park—a haven for outdoor enthusiasts.

The current owners have seamlessly combined the home's historical features with modern comforts. Enhanced with additional double-glazed windows and enriched by traditional oak doors, the property retains its unique character while ensuring a cosy, energy-efficient environment.

Ground Floor

As you step inside, the warm ambience of Burnt Cottage envelops you. The hallway, adorned with charming tiled floors, leads to the heart of the home. The living room at the front exudes elegance ▶



- ▶ with its bay window, wooden floors, and a grand Inglenook fireplace—perfect for cosy evenings. Exposed oak beams stretch across the ceiling, adding to the period allure. Adjacent to the living room, a versatile second reception room invites possibilities, whether as a snug or formal dining space. Further along the hallway, a staircase descends to a cellar, perfect for additional storage.. The breakfast kitchen exudes country charm, featuring exposed brickwork, cream cabinetry, and oak worktops. There is space for a family dining table and a large window frames views of the walled garden. The ground floor also includes a guest toilet and a generous utility/boot room, blending practicality with the home's rustic appeal.

First Floor

The first floor boasts three spacious double bedrooms, each brimming with unique charm and period features. A family bathroom, complete with a stained-glass double glazed feature window and a bath with shower over, offers a touch of elegance. A bonus room, currently used as a walk in wardrobe/dressing room, provides flexible potential as an office or additional storage.

Second Floor

The second floor doesn't disappoint, offering three more double bedrooms. Character beams and a rooftop view of New Street from one of the rooms add to the charm. A convenient shower room completes this floor, ensuring every need is met.

Outdoor Spaces

The garden is a true hidden treasure, unexpectedly generous for a town centre property. The walled garden is full of character, with mature trees, shrubs, and a paved patio area perfect for al fresco dining. Through a charming brick archway, a second secluded area emerges, ideal for a children's play area or a flourishing vegetable patch. A side alleyway provides private and convenient access to the front of the property. Burnt Cottage accommodates modern needs with a garage across the road. Ideal for storage or secure parking, it ensures convenience without compromising the property's charm. Residents may also apply for two parking permits for the nearby Abbey Fields car park.

Burnt Cottage is more than just a home; it's a slice of history, a retreat of character, and a sanctuary for modern family living.

The Area

Kenilworth offers a lifestyle enriched with history and modern amenities. Coffee shops, boutique stores, and top-rated schools make it a sought-after community. Across the street lies Michelin-starred The Cross, a culinary delight, while the town centre's vibrant shops, bars, and restaurants are just a short walk away. Abbey Fields, a large and popular park, offers expansive green space with a children's playground, picnic areas, a scenic lake, and sports facilities, including both indoor and outdoor swimming pools, tennis courts, and a leisure centre. For arts and culture enthusiasts, the town boasts Priory Theatre and The Talisman Theatre and Arts Centre, where diverse performances can be enjoyed year-round.





LOCATION

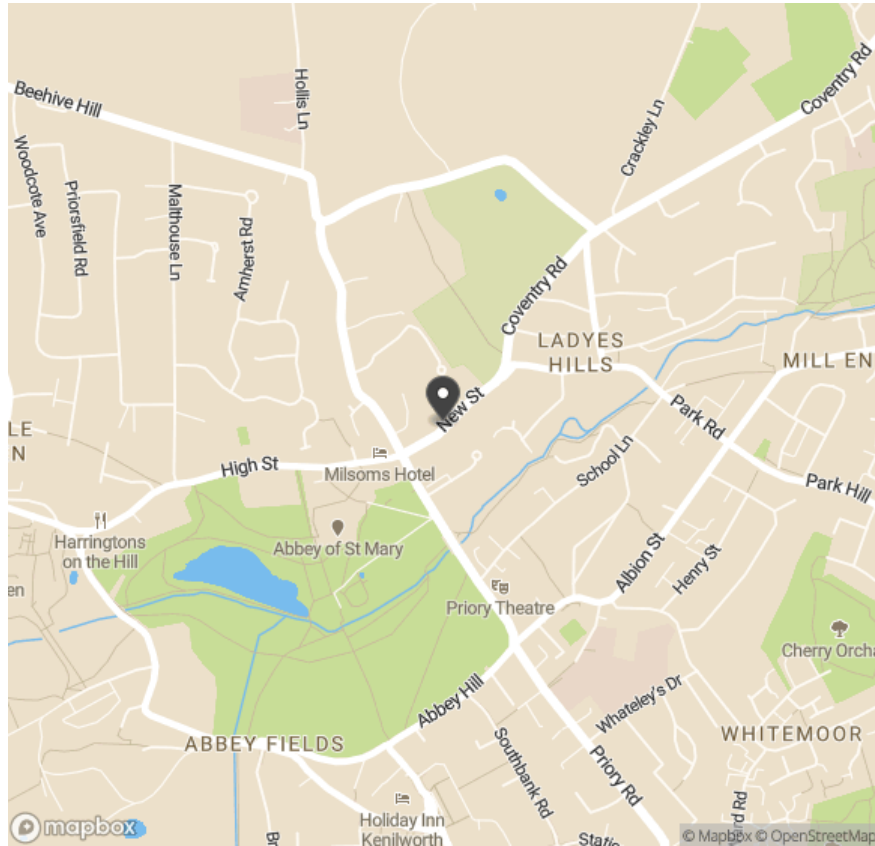


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **TBC**

Potential: **TBC**



FLOOR PLAN

2228 sq ft (207 sq m)

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