



Old Market House | 2-4 Bridge Street | Kenilworth | CV8 1BP

A unique opportunity to purchase this distinctive Grade II Listed 16th Century period home with great character and many original features that combine well with modern day living needs. This spacious home provides great flexibility in living with a stylish lounge and bar area, modern and roomy kitchen/diner, music room and wine cellar whilst on the first floor are four double bedrooms, two further double bedrooms are on the second floor. The location is superb overlooking Abbey Fields and being within walking distance of the excellent facilities of both Kenilworth 'old' and 'new' town.

£875,000

- 16th Century Grade II Listed Home
- Six Bedrooms
- Driveway Parking
- Private Courtyard Garden
- Viewing Essential



OLD MARKET HOUSE

This super property offers the opportunity for a new home owner to live in a very spacious home, with history, dating back to the 1500's. The property retains many original features to include sandstone walls, seven internal staircases, several original windows and a large fireplace with log burner in the lounge, whilst enjoying everything that modern day living needs to include gas central heating, refitted bathrooms, a utility room and spacious kitchen/diner presented in a traditional style. To the outside the present owners have created a private courtyard garden having an exposed original illuminated well, 35 ft in depth with glass cover. There is also driveway parking for several vehicles.

Over it's 500 years the property has been a shop as well as a jail - documented in a book called 'The Stone House, Kenilworth's oldest lock-up!

ENTRANCE HALL

Having many original features and providing access to all ground floor rooms.

BOOT ROOM

11' 4" x 9' 8" (3.45m x 2.95m)

Providing plenty of space for storage. Radiator and original door to:

UTILITY ROOM/WORKSHOP

9' 8" x 9' 2" (2.95m x 2.79m)

Having space and plumbing for washing machine, space for further appliances, fitted shelving and room for workshop and storage area. This also has a separate entrance door from the driveway.

MUSIC ROOM/SNUG

12' 4" x 9' 8" (3.76m x 2.95m)

With radiator and built in storage.

WINE CELLAR

10' 8" x 7' 1" (3.25m x 2.16m)

Accessed via a staircase from the entrance hall.

SECOND CELLAR

12' 2" x 10' 7" (3.71m x 3.23m)

This cellar provides ample storage space.

LOUNGE

20' 6" x 15' 9" (6.25m x 4.8m)

A stylish lounge with log burner, views over Abbey Fields, original sandstone walling and bar area to the side. A perfect room for entertaining.

KITCHEN/BREAKFAST ROOM

19' 6" x 13' 3" (5.94m x 4.04m) Max

Generous in size along with being light and airy this room provides plenty of space for dining table and chairs along with an extensive range of modern cupboard and drawer units set under oak block worktops. Space for fridge/freezer and other appliances, integrated dishwasher, induction hob with extractor hood over and wall mounted double oven. Door to rear garden.

CLOAKROOM

With w.c., pedestal wash basin and storage cupboard.

FIRST FLOOR

MASTER BEDROOM

16' 2" x 13' 3" (4.93m x 4.04m)

A large bedroom with views over Abbey Fields, feature original sandstone walling and built in wardrobe/storage cupboard.

DOUBLE BEDROOM

13' 9" x 10' 7" (4.19m x 3.23m)

With dual aspect windows and built in wardrobes.

This room is currently used as a dressing room as it is adjacent to the master bedroom.

DOUBLE BEDROOM

13' 8" x 10' 0" (4.17m x 3.05m)

With feature fireplace and nice views.

DOUBLE BEDROOM

16' 3" x 13' 8" (4.95m x 4.17m)

A further double bedroom on the first floor having access to:

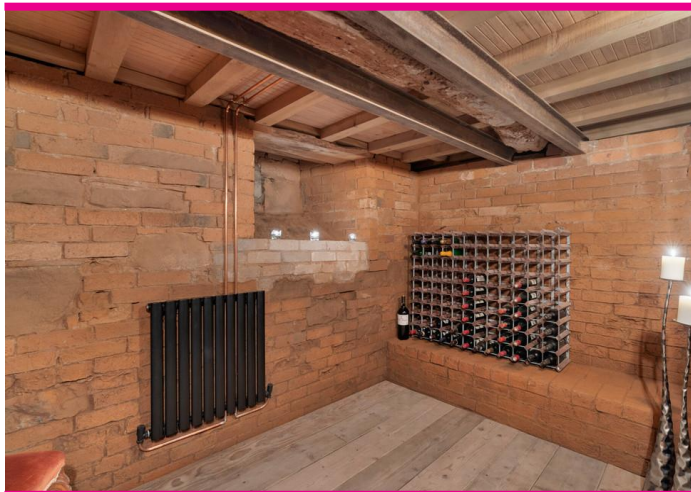
EN-SUITE BATHROOM

9' 3" x 8' 4" (2.82m x 2.54m)

With freestanding bath, separate shower enclosure, w.c. and pedestal wash basin. Complementary tiling and heated towel rail.

FAMILY BATHROOM

With panelled bath having Mira shower over, w.c. and pedestal wash basin.





SECOND FLOOR

DOUBLE BEDROOM

14' 1" x 10' 9" (4.29m x 3.28m)

Having exposed beams and built in wardrobe with fitted drawer unit to the side.

DOUBLE BEDROOM

14' 1" x 8' 4" (4.29m x 2.54m)

Overlooking Abbey Fields and having built in wardrobes.

OUTSIDE

DRIVEWAY PARKING

The present owners have landscaped to the side of the main entrance in order to provide driveway parking for several vehicles. They have also added shrubbery borders and climbing plants and shrubs to ensure a nice welcome to the home.

REAR COURTYARD GARDEN

The sellers have created a lovely courtyard garden to the rear which is primarily walled and is also easy to maintain with climbing plants, attractive borders, pond with water feature and an exposed, illuminated original deep well with glass cover. Gated side access.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

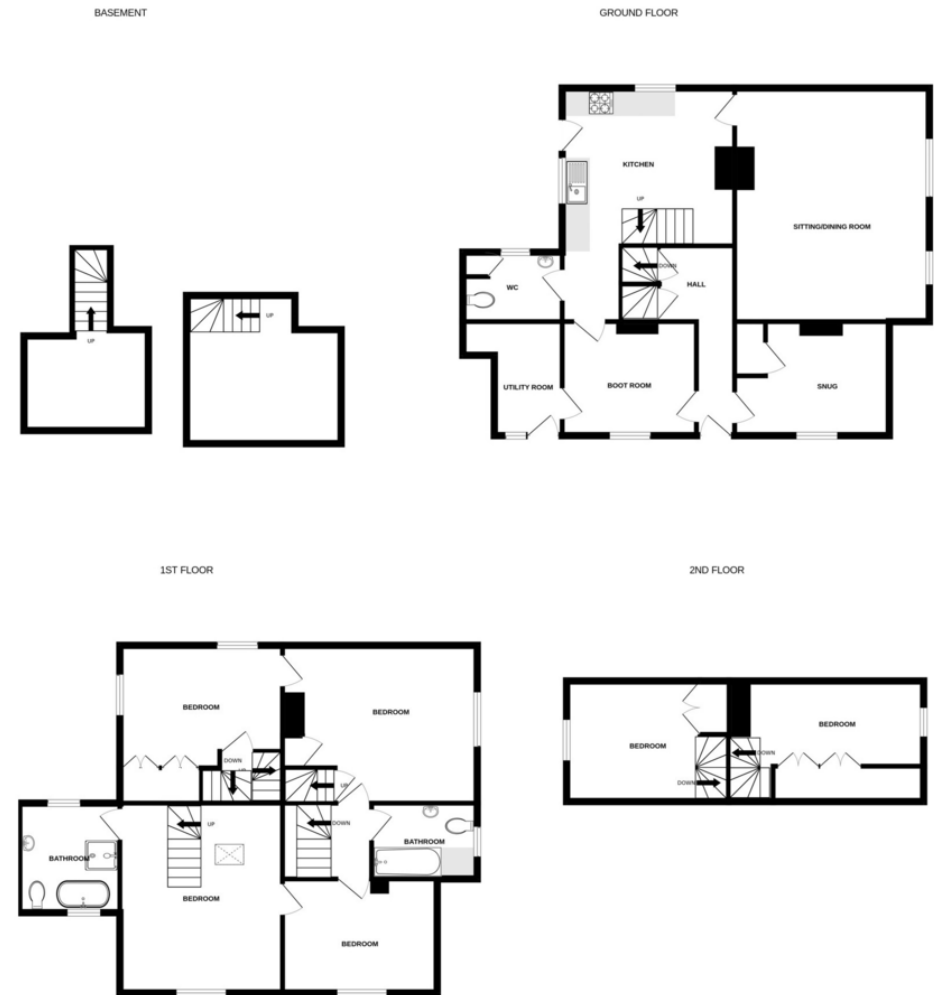
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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



TOTAL FLOOR AREA: 2338 sq.ft. (217.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.