



The Marble House
Warwick | Warwickshire | CV34 4ED

THE MARBLE HOUSE

A magnificent and charming Jacobean Grade II Listed property situated in half an acre that is believed to have been built circa 1650. Steeped in history this iconic building is referenced several times in local historical manuscripts. We understand the house to have been built by Richard Yardley. It was constructed from Ashlar Sandstone from a locally sourced quarry. The main elevation faces west and looks over Warwick Racecourse.*



Francis Smith was a master builder and architect born in 1671, who was famous for rebuilding significant parts of Warwick after the great fire in September 1694 which decimated many of the town's Tudor buildings. Francis was well known for his contribution to many of the local area's significant buildings of interest and churches, including Stoneleigh Abbey and Umberslade Hall to name a few. It is believed that his mason's yard was situated within the land of The Marble House whilst it was owned by the Yardley family. It is referred to in his will as "my Marble Yard". William Parkes, one of the early industrialists of Warwick inherited the property from his father. He sympathetically extended the house in 1812 in the same Ashlar Sandstone with the addition of two symmetrical wings with crenellated parapets.

An enormous renovation project has been undertaken converting the building from a commercial premises back to, as it was originally designed, a residential family home. It is rare to find a property of this age that has the benefit of being superbly adapted to accommodate modern living standards. The architect has achieved the impossible by retaining so much of the original charm of the building and its history whilst incorporating changes to the buildings flow and use of rooms. The result is a truly unique, traditional building that has evolved seamlessly into a practical family home that is conducive to contemporary living.

In total there are three key reception rooms, six bedrooms four of which have private en-suites and three with walk-in dressing rooms. Within the main living quarters, there is a drawing room, family room, dining room, breakfast kitchen, utility, study, and cloakroom.

Within the grounds, there is a detached annexe. In 2020 the first floor was converted to incorporate a cinema and entertainment suite with a full bar, games room and kitchen. On the ground floor there is an open plan gymnasium with shower room and a segregated double garage.

Many of the original features of the building have been both preserved and featured in the design. Ensuring that the rich heritage has been maintained, the woodwork wherever possible has been restored to its former glory. Doors and visible beams have been blasted and stripped back. Fireplaces exposed and restored. The original oak floorboards have been restored in many of the key reception rooms and the entrance hallway.

Unusual for a house of this age, the property basks in natural light with many rooms benefiting from multiple windows looking out onto different aspects of the grounds. There are three separate glass roof lanterns and a well light to ensure that the building is bright and welcoming. The beautiful windows have been lovingly restored with secondary glazing incorporating 82 new panels supplied and fitted by Storm Glazing – the same company commissioned to maintain the portfolio of the National Trust. Many of the windows also feature custom designed shutters where restoration of the existing shutters was not possible.

As part of the renovation the current owners have integrated several changes including LED downlighting with dimmer switches, mains lamp lighting, Category 5 cabling, integrated sound system with Sonos and ceiling mounted speakers, a zoned alarm system, the en-suites all have underfloor heating, and the building also benefits from a fully integrated sprinkler system. Outside the grounds and gardens have been designed and landscaped by Stratford-upon-Avon based Susanna Brown, a landscaper, architect, and garden designer.



KEY FEATURES

GROUND FLOOR

The front porch is accessed through restored solid wooden double doors reclaimed from a London Bank. The porch has a decorative roof lantern and fabulous oak floorboards that are believed to have been part of the original construction of the house dating back nearly 400 years.

The front entrance hall has four separate staircases leading to the North Wing first floor, South Wing first floor the Main Building first floor and the rear ground floor.

The rear ground floor follows the contours of the grounds perfectly and matches the level of the sun terrace in the rear garden. From the rear hall, you can walk through what is now the rear entrance porch and into the private gardens to look back at the most aesthetically beautiful aspect of the house. When originally constructed this would have been regarded as the architectural front of the building.

This rear ground floor hosts the main living quarters including a drawing room, sitting room, dining room, breakfast kitchen, snug, utility, pantry, cloakroom with decorative ceiling lantern and rear vestibule with light well. From the vestibule, there is a further staircase leading down to the cellar.

The breakfast kitchen was designed and built by Christopher Peters Kitchen & Interiors. It is a beautifully light and functional open plan breakfast kitchen with a significant island unit that acts as the heart of the home. With a sash window overlooking the side elevation and a further window with French doors onto the rear garden sun terrace. There are an array of appliances including a range cooker, large refrigerator, undercounter freezer and two integrated dishwashers. There is ample storage with a range of decorative units. They incorporate drawer and shelving space with pull out larders, soft close drawers, cutlery drawers, waste disposal unit and feature mains connected lighting. The Caesarstone worksurfaces complement the double Belfast sink with mixer tap and boiling hot water tap and offer a dedicated chopping block. The flooring is Mandarin Stone limestone with an electric underfloor heating system.









The drawing room has two full sized sash windows overlooking the rear elevation with restored shutters and decorative matching panelling that has been added by the current owners. The room centres around two focal points, a feature fireplace with solid fuel burner plus a corbel wall feature. The corbel feature incorporates a raised television base with fitted furniture housing a media cupboard for the visual and audio communications with fitted shelving and storage space. The sitting room has an original feature fireplace from the Ashlar Sandstone with a brick back and a tiled hearth. Both the drawing room and dining room have original oak floorboards.

CELLAR

Triple chamber cellar which incorporates a boiler room, wine cellar and storage room.









FIRST FLOOR

South Wing

Master bedroom with windows to the south and west elevation. Door leading through to a stunning master bathroom fitted with five-piece en-suite including walk-in shower, elevated free-standing Victoria & Albert Barcelona roll top bath. Carrara Marble vanity unit with double wash hand basin. Mirrors disguising hidden storage cupboards. Underfloor heating. Dual fuel continuous towel radiators. Feature decorative wall that exposes the original Ashlar Sandstone. Travertine floor tiles. Accessed from the master bathroom is a walk-in dressing room designed by Stan Matthews Design with fitted furniture that provides hanging, shelving and drawer space.







North Wing

Private landing with doors leading through to the second bedroom, en-suite, and playroom.

Second bedroom with sash windows overlooking the rear garden and Christopher Peters fitted furniture including wardrobes to one wall providing a range of hanging, shelving and drawer space.

Four-piece bathroom en-suite with bath, shower, wash hand basin and low-level w.c. Natural stone tiles. Underfloor heating. Dual fuel continuous towel radiators.

Playroom that could easily be used as another bedroom. In its current form, it creates a versatile space as a teenager's suite and playroom with surround sound speakers.







Main Building

The main building first floor incorporates a landing space with doors leading through to third bedroom a study, and a four-piece en-suite bathroom.

The bathroom has a freestanding bath with mixer tap, separate shower cubicle, wash hand basin, low level w.c. and bathroom cabinet. Underfloor heating and dual fuel continuous towel radiators also feature in this bathroom.

Walk-in dressing room accessed via glass sliding doors, designed by Stan Matthews Design, providing hanging, shelving and drawer space with feature lighting.

SECOND FLOOR

In an identical layout to the floor below the main building second floor incorporates a landing space with doors leading through to the fourth bedroom, study, and a four-piece en-suite bathroom.

The bathroom has a freestanding bath with mixer tap, separate shower cubicle, wash hand basin, low level w.c. and mirrors disguising hidden storage cupboard. Underfloor heating and dual fuel continuous towel radiators.

Walk-in dressing room accessed via glass sliding doors, designed by Stan Matthews Design, providing hanging, shelving and drawer space with feature lighting.

THIRD FLOOR

The third floor hosts a landing space and two further bedrooms. The fifth bedroom is a twin with windows to two elevations over the rear and side of the property with built-in wardrobes providing hanging and shelving space.

The sixth bedroom is a double with windows to two elevations over the rear and side of the property with a built-in wardrobe that hosts the boiler to this floor which can be isolated from the rest of the house. Perfect for occasional guest quarters.

FOURTH FLOOR

The very top floor which boasts the most exquisite views of the Warwickshire countryside is currently set up as two separate storerooms. If required, this could incorporate bedroom accommodation.



MARBLE LODGE ANNEXE

The Lodge was built in approximately 1970. There are four separate solar panels fitted that are owned by the property, they generate an average income of £1,500 per year.

On the ground floor there is an entrance hall with half turning staircase rising to the first-floor landing. Doors leading through to double garage with 1½ sized up and over electronic remote-controlled door. Gymnasium, three-piece shower room, and a separate two-piece cloakroom.

In 2020 the first floor was converted to incorporate a state-of-the-art cinema and sound system with reclining seating chairs. Entertainment suite with a vaulted ceiling and full bar, games room and refitted kitchen.





OUTSIDE

Accessed through electronic, intercom and remote-controlled gates there is a resin bonded gravel driveway that circumnavigates the side of the property leading to the garage on the ground floor of the Lodge. If parked tandem the driveway could provide parking for 17 or more vehicles. The bin store for four bins is next to the garage. To the front of the property there is also a lockable storage room with electrics fitted that could be used to power an electric vehicle.

The grounds have been professionally landscaped by Susanna Brown an exhibitor at both the Chelsea Flower Show and Hampton Court Flower Show. The beautiful sun terrace soaks up the attractive southwest aspect onto Warwick Racecourse and Warwick Golf Course in the distance.

In 2020 a swim spa was installed with further raised decking and seating area with hidden storage sections for garden furniture.

The outside of the building has a range of fixed and sensor-controlled lighting.





LOCATION

The town of Warwick and nearby Royal Leamington Spa offer an excellent array of shops, bars, restaurants, and leisure facilities. State and private schooling is within walking distance, with Myton, Warwick Prep, Warwick School (boys) and Kings High (girls). Access to the Midlands motorway network is also within easy reach with nearby M40 (junction 12) and M42 with access to the M1, M6, Birmingham International Airport and Birmingham NEC. The rail link to Birmingham and London Marylebone is available within walking distance to Warwick station and from either Warwick Parkway or Leamington Spa station a short drive away.



INFORMATION

Services

We believe that all mains' services to the property are connected including gas, electric, telephone, broadband, mains water and drainage.

Local Authority

Warwick District Council

Viewing Arrangements

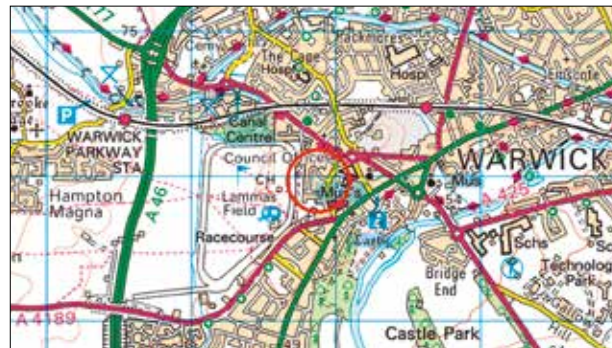
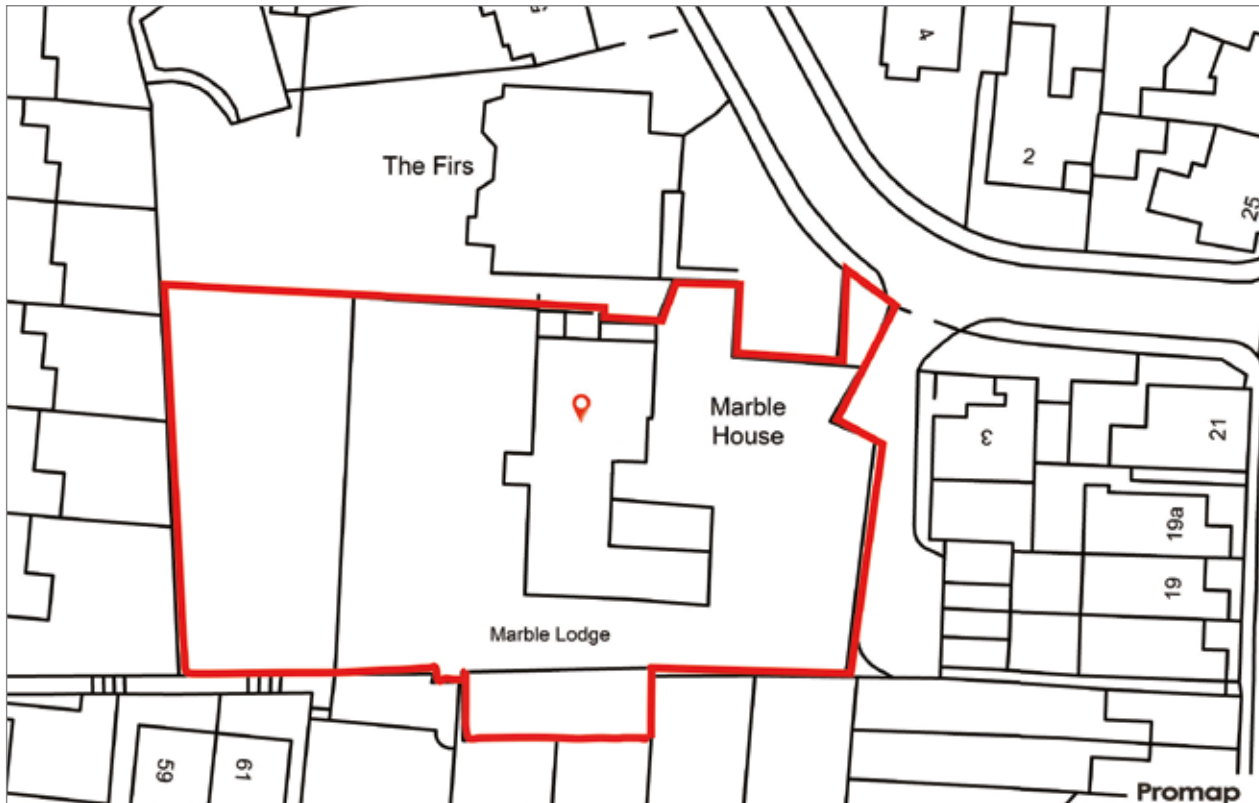
Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

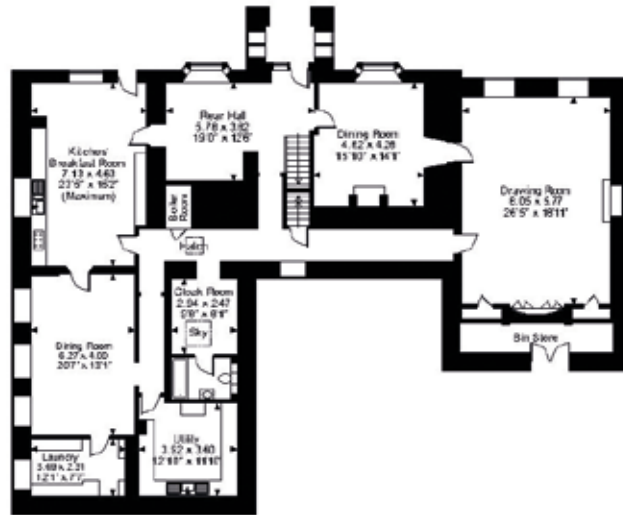
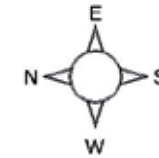
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



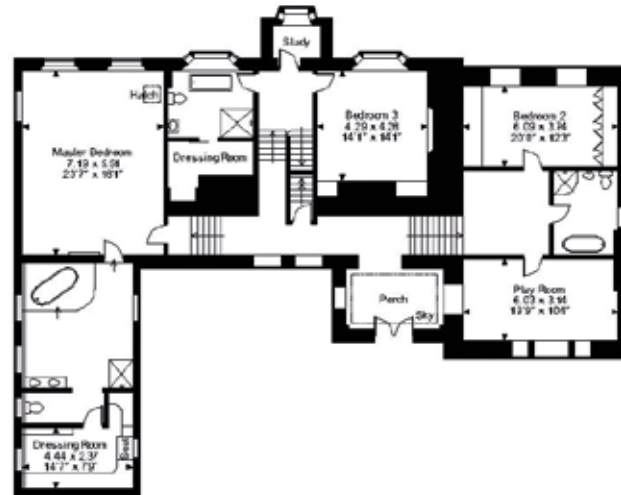
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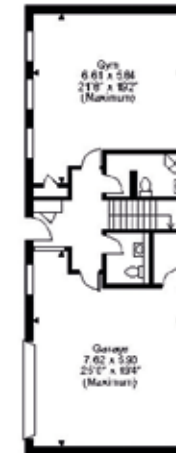
The Marble House, Cocksparrow Street, Warwick
Approximate Gross Internal Area
Main House = 7291 Sq Ft/677 Sq M
Annexe = 1588 Sq Ft/148 Sq M
Garage = 449 Sq Ft/42 Sq M



Ground Floor



First Floor



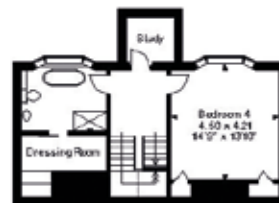
Annexe Ground Floor



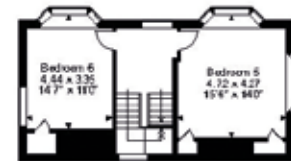
Annexe First Floor



Lower Ground Floor



Second Floor



Third Floor



Fourth Floor

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The position & size of doors, windows, appliances and other features are approximate only.

▭ Denotes restricted head height

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*We value the little things
that make a home*



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Jonathan is a well-established figure within the Fine & Country team and a great role model for the brand. He is a passionate property expert with a wealth of success stories for helping people move and secure the best price for their home. His experience affords him the opportunity to share his knowledge and on a monthly basis, he delivers consultancy training to Fine & Country agents from all across the UK. His academy training is followed by new and old agents alike and he has partnered with many of the industries finest coaches and trainers to raise the bar on standards for the industry. Jonathan lives in Leamington Spa with his wife Laura and their son Elliot. Laura also works within the Fine & Country business and works closely with Jonathan and his clients. In January 2019 his Leamington Spa team won two awards at the prestigious annual Fine & Country International Awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall Operator were presented by former England rugby player, Matt Dawson MBE.

THE FINE & COUNTRY
FOUNDATION

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