



29 High Street, Cubbington

Leamington Spa

In Excess of £750,000

# 29 High Street

Cubbington, Leamington Spa

Rare opportunity to purchase a substantial, period end of terrace house in sought-after Cubbington village. Impressive garden, detached annexe, potential for loft conversion. Viewing recommended. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious Character Property
- In Need of Modernisation
- Two Reception Rooms to Ground Floor
- Four Bedrooms to Main Property
- Loft Room with Potential to Call Bedroom with Dressing Area
- Separate Annexe
- Substantial Plot at 0.21 Acres
- Sought After Location
- Basement
- Off Street Parking









**Mature Rear Garden**

**DRIVEWAY**

**2 Parking Spaces**





Floor 1



Floor 2



Floor 3



Floor 4



**TOTAL: 212 m<sup>2</sup>**  
 Below Ground: 0 m<sup>2</sup>, FLOOR 2: 99 m<sup>2</sup>, FLOOR 3: 73 m<sup>2</sup>, FLOOR 4: 40 m<sup>2</sup>  
 EXCLUDED AREAS: BASEMENT: 12 m<sup>2</sup>, STORAGE: 3 m<sup>2</sup>, PORCH: 11 m<sup>2</sup>,  
 LOW CEILING: 13 m<sup>2</sup>

Being offered to the market is a rare opportunity to purchase a substantial, period semi-detached house of historic significance and the highly sought-after village of Cubbington. This unique property was once home to the village blacksmith and the smithy, pump and well remain in place.

Cubbington is a desirable village adjoining Royal Leamington Spa and a popular residential area that offers local shops, cafes, public houses, church and a Primary School whilst only being a short commute to nearby towns and cities. The current homeowners have enjoyed their tenure of over 20 years at the property and this home offers the potential to be a forever home for its next residents.

On the ground floor the main house offers two reception rooms, one of which is currently used as a sitting room with the other a formal dining area boasting its original inglenook fireplace. A spacious breakfast / kitchen offers substantial storage and worktop and includes integrated appliances as well as access to the rear garden and basement.

The first floor comprises; three double bedrooms and single bedroom with a family bathroom and separate shower room along with a separate w/c and additional useful full height cupboards for linen and storage. A staircase leads up to the second floor spacious loft area that could become a stunning principle bedroom with en-suite and dressing room subject to building regulation sign off and improvement.

Arguably the most impressive thing about this property is the substantial plot for it's location. Sitting on 0.21 of an acre within the heart of Cubbington, the stunning garden is perfect for those looking to unwind or entertain. The garden wraps around the side of the house to the back of the property and is predominantly laid to lawn with mature flower beds and trees which include apple, plumb, damson, and pear, to create a garden that shows well throughout the seasons.

A detached annexe is positioned close to the front of the main house and has it's own council tax band (A) making it perfect for elderly relatives or growing teenagers looking to experience separate living. Alternatively, this would make a useful studio, hobby room or office for those that are looking for a space to work from home. Formerly the smithy, the annexe now comprises a spacious living / dining room with kitchenette, a bathroom and a double bedroom.

A garage on a separate title is being offered for sale en-block across the road from the property at an additional cost of £10,000.