



Flavel House  
24 Newbold Terrace | Leamington Spa | CV32 4EG

# FLAVEL HOUSE



*This truly is a rare opportunity to acquire a beautiful and unique Grade II Listed Regency town house on one of the most desirable roads in Leamington Spa. Flavel House, 24 Newbold Terrace is a five-bedroom town house forming part of the Jephson mansions also known as the Royal Terrace, which overlooks the stunning Jephson gardens. The property is only a short walk away from the town centre and train station and has gated parking for two cars. This property must be seen to be appreciated.*





24  
PLATE

# KEY FEATURES

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## GROUND FLOOR

Entering through a pillared portico up Portland stone steps from the street you feel the grandeur of this impressive regency mansion which has been converted by the renowned award-winning developer Tag Urban Properties. Flavel House was once home to the famous Leamington Iron –founder and businessman, Sidney Flavel who resided at the property between 1861 & 1892. The pillars are the Doric columns from the Old Bath Street Post Office which were famously purchased by Sidney Flavel who erected them in 1870. Much of the architectural splendour can still be appreciated today having been sympathetically restored combining sleek, contemporary fixtures and fittings which offer the absolute best of modern-day luxury living. Since the conversion, the property has remained in the hands of the current owners who have complimented this stunning regeneration of the property with beautiful décor and upgraded smart-home technology including:

- Bang & Olufsen Audio & video integrated, kitchen, dining, living room and bathroom
- Cat 7 electrical wiring throughout the whole house
- Salus Underfloor heating throughout the property
- Yale digital safe
- Integrated smoke detectors throughout house
- Custom made bioethanol fuel fireplaces in dining & sitting rooms
- Volution ventilation system (Vent-Axia) throughout house

## AS YOU ENTER

The entrance hall is extremely welcoming and bright with plenty of built-in storage. To the left is the stunning dining room and linked kitchen breakfast room, which can be separate and can also be accessed further down the entrance hall. The kitchen breakfast room features a Futura Pergamon kitchen, Siemens appliances throughout, Miele integrated coffee machine, Siemens American fridge freezer and wine cooler, and granite worktops with incinerator food disposal. To the rear of this floor is bedroom four which is a generous double with built in wardrobes and ensuite incorporating double shower, basin, and toilet.













## FIRST FLOOR

A wonderful staircase takes you to the first floor where you will find the amazing sitting room which boasts many period features including cornicing and ceiling rose, floor to ceiling sash windows with exterior shutters and an amazing cast-iron dressed veranda which give you wonderful, elevated views across the beautiful Jephson gardens.

Continuing down the first floor you will find bedrooms three and five which are both doubles and have their own ensuite bathrooms incorporating double shower cubicles. There is beautiful Italian parquet flooring in all bedrooms and Danfloss heated towel rails to all bathrooms, and radiators in the hallways.

















## SECOND FLOOR

The staircase continues to the second floor which holds bedrooms one and two- both spacious double bedrooms. Bedroom one is stunning being light and airy with more views across the Jephson gardens. There are floor to ceiling mirrored wardrobes and a generous ensuite spanning the width of the room incorporating a bath, shower cubicle, his and hers basins, and toilet.

Bedroom two is another stunning, light, and airy room with floor to ceiling wardrobes and a beautiful ensuite featuring a bath with shower over, toilet, and basin. There is also a convenient lavatory on this floor featuring toilet and sink.

## THIRD FLOOR

There is a useful study, sitting area on the third floor which again has built in storage.















## OUTSIDE

Accessed through electric wrought iron gates at the side of the terrace you will find secure parking for two vehicles and the delightful communal gardens which are beautifully landscaped, featuring lighting and useful cycle storage. To the front of the property is a useful coal vault which has been tanked making it convenient for extra storage.





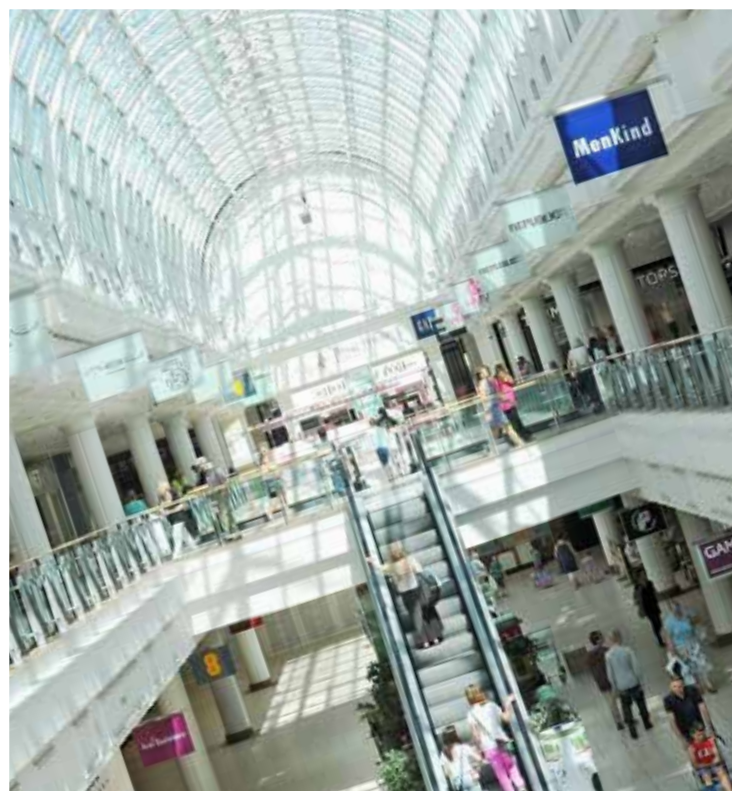


# LOCATION

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Newbold Terrace is a much sought after, tree lined address in Leamington Spa and is opposite to and has easy access into the town's magnificent Jephson gardens. This Victorian park has a tropical, botanical greenhouse, "The Glass House;" there is a restaurant in the park, a lake, fountains, statues and it runs alongside the river Leam. There is also a small coffee shop in the park. The apartment is close to the town centre with its many high street shops, boutiques, restaurants, cafes and bars and the famous Spa. Leamington station provides a fast, train link to London Marylebone. The region is well served by Birmingham International Airport and there is a good motorway network, easily accessed. Directions From the Town Hall, Parade: proceed south, turn left at the first roundabout onto Newbold Terrace; number twenty-four is a little way along on the left.









# INFORMATION

## Services

Mains drainage, electricity, gas, water, and telephone are all understood to be connected to the property.

## Local Authority

Warwick District Council

Share of freehold leasehold 999 years from 2019

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

## Website

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://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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that make a home*

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## JAMES PRATT

ASSOCIATE ESTATE AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine and Country and in 2019 the 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. Having dealt with many agency's over the years James would only consider working for Fine & Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.



## DEAN CHERRINGTON

HIGH NET WORTH MORTGAGE ADVISOR

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My name is Dean Cherrington, and I am a specialist High Net Worth Mortgage Broker with Mortgage Advice Bureau. I live in the Derbyshire National Forest in a small village called Rosliston, a country boy at heart happiest near to nature! I look after clients across the country. My job role as a High-Net-Worth Broker allows me to engage with people from all different backgrounds and situations and I pride myself on helping secure their dream property and long-term financial stability.

I started my working life by serving in the Parachute Regiment, being able to serve with this regiment was a true honour and taught me a lot about myself, it ingrained many of the qualities and principles that I believe are important both as a Mortgage Adviser and for life in general. I find it very rewarding to have the opportunity to help people whilst doing a job that I really enjoy, knowing that my clients put their faith in me with such an important area of their lives gives a very reassuring feeling and confirms the path I have chosen as the correct one.

When I am not working, I like to do a spot of fishing, however my real passion is Extreme Triathlon and I am at my happiest either on a bike, running through the mountains or in a wetsuit. My golden retriever Bailey also like to play a part in keeping me active and loves to run even more than I do, subsequently we spend many hours on long walks through the National Forest.

*High Net Worth Mortgage Specialists*



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