



Thomas De Pypes Mill  
Warwick Road | Stoneleigh | Warwickshire | CV8 3DQ

# THOMAS DE PYPES MILL



*Thomas de Pypes Mill is a fabulous Tudor style home where a 16th century cottage has been meticulously blended with recent extensions in the same style providing six bedrooms, six reception rooms and a GIA of 6918sqft (643sqm) on a plot of eight acres.*



# KEY FEATURES

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Thomas de Pypes Mill is a fabulous family home perfectly located down a long sweeping drive just outside the desirable village of Stoneleigh and a few miles to Kenilworth, Leamington Spa and Coventry with all amenities and transport links close by including M40, M69, M1 and M6 and both Coventry and Warwick Parkway train stations with only 60 minutes commute to London Euston from Coventry.

Offering great privacy with two acres of stunning landscaped gardens, four acres of paddock and two acres of further woodland. The property is surrounded by fields, one neighbouring period property, woods and Finham brook that sits below the land of the property on one side. There are excellent flood defence mechanisms in place to prevent any flooding on Thomas de Pypes Mill land. The HS2 line is much further away and closer to Stoneleigh with no impact on the property and the A46 by-pass and Severn Trent water treatment works nearby but with minor impact on the property. This property must be seen to appreciate its style, size of accommodation, stunning gardens and location nestled in amazing Warwickshire countryside.

Thomas de Pypes Mill has been named after the Abbott of Stoneleigh Abbey and originally dates from the 16th century being extended in the 1970s in Tudor style with attractive stucco plasterwork under a clay tiled roof and new double-glazed windows and roof insulation. The extension works built by a local stonemason embraces new with old including many reclaimed and original materials.

Thomas de Pypes Mill has the added benefit of not being a Grade II listed property so any further modernisation or changes will not need listed or heritage consent.

## Step inside

Arriving through the main traditional entrance hall modelled on the porch to Shakespeare's house in Stratford upon Avon with lots of timber beams, panelling, and maple parquet flooring throughout. The ground floor leads through the reception hall and further inner hall which is currently used as an office and library. The large more modern drawing room leads from the main reception hall with a feature extra wide Stovax log burner, a side entrance hall, kitchen/breakfast with oil fired Aga, electric built in Miele oven and steam oven, induction hob, Corian double sink, wide oak fronted cupboards and ceramic tiled breakfast bar/table with pantry, guest cloakroom, dining room with exposed beams and inglenook fireplace plus cosy sitting room with further Stovax log burner. The spacious family/games room with Jøtel log burner leads from the inner hall and into the Amdega Victorian style double glazed conservatory, butler's pantry and to the rear gallery feature Victorian wrought iron railing staircase reclaimed from the original Birmingham City Library.



















## First Floor

Stairs lead up to a generously sized galleried landing off the main reception hallway leading to six bedrooms, three bathrooms (one en-suite and one with sauna and steam room) beamed L-shaped library and large study/office that then leads back down the feature staircase from the Birmingham City Library.















### Outside

Located down a long sweeping drive with a five-bar gate leading onto a large driveway part gravel, part block paved with a turning area for cars and double garage with electric operated garage door. To the rear of the garage is a mower store, log store, potting store, and workshop with large workbench.

The current owners have transformed the two acres of garden around Thomas de Pypes Mill into the most spectacular landscaped gardens including lawned grass, paved paths, terraced areas, hedge topiary, hedges, mature trees, stocked borders, secret gardens complete with obelisk and chessboard, walled vegetable garden with greenhouse, octagonal rotating summer house and seating area overlooking Finham brook.

There is a four-acre paddock that is fenced and hedged.

Also, the two-acre woodland is just across the road with many species of trees including oak, ash and beech with a circular path and purchased by the current owners to provide further privacy.





# LOCATION

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The 10th largest city in England, Coventry was the capital of England more than once in the 15th century and its heritage includes the Roman Fort at Baginton, Lady Godiva, St Mary's Guildhall (where kings and queens were entertained) and three Cathedrals.

Coventry is situated 95 miles from central London, 19 miles from Birmingham, and 24 miles from Leicester. Coventry was the world's first twin city, when it formed a twinning relationship with the Russian city of Stalingrad and is now twinned with 26 cities around the world.

Coventry Cathedral is one of the city's key attractions having been built after the destruction of the 14th century Cathedral church of Saint Michael during the infamous Coventry Blitz during WWII.

Coventry motor companies have contributed significantly to the British motor industry. The city has two Universities, the city centre-based Coventry University and The University of Warwick on the southern outskirts.





### Property Information

**Services:** Mains water, electricity connected to the property with oil fired central heating system and sewage treatment plant for drainage The property also benefits from a flood defence system.

**Mobile Phone Coverage:** 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

**Broadband Availability:** Superfast broadband speed is available in the area, with predicted highest available download speed of ultrafast 1000 Mbps and highest available upload speed 220 Mbps – we advise you to check with your provider. There is BT FTTP.

**Property notes:** There are covenants on the property. The boiler and sewage treatment plant are both on annual maintenance contracts.

**Rights and Maintenance Fees:** The vendor owns the driveway that the owners of Pypes Mill have free right of passage over with the proviso that they pay a proportionate part of the expense to maintain the drive.

**Tenure**  
Freehold

**Directions**  
Postcode: CV8 3DQ / what3words: [www.what3words.com////deed.desk.winter](https://www.what3words.com////deed.desk.winter)

**Local Authority**  
Name: Warwick District Council  
Council Tax Band: H

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

**Website**  
For more information visit [www.fineandcountry.com/uk/Leamington-Spa](https://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

## THOMAS DE PYPE MILL

APPROXIMATE AREA = 589.0 sq m / 6337 sq ft  
 Attached Outbuildings = 54.0 sq m / 581 sq ft  
 Total = 643.0 sq m / 6918 sq ft



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.04.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## SARAH GARLAND

PARTNER AGENT

Fine & Country Leamington Spa  
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Sarah has previously owned a very well-known and successful independent bespoke estate agency business covering the Warwickshire area. She is a well known and respected local estate agent with a passion for property and delivering exceptional service with her knowledge, experience, and skill. She is dedicated, enthusiastic and hardworking and believes in achieving the best possible price and results for her clients and prides herself in going the extra mile to deliver the best customer service and helping people to achieve their moving objectives. As a result of this you may start as a client but end up as a friend! She has decided to join Fine and Country for the greater support, marketing, and exposure of the international global network to help source buyers for her sellers and is already seeing the benefits of this partnership. Sarah has grown up in Leamington Spa and lived in Florida for several years to return to Leamington Spa and lives with her partner and son and two cats in a village just outside Warwick. In her spare time, she enjoys travelling, skiing and scuba diving and supports the Fine & Country Foundation, helping the homeless and less fortunate.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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