



The Old Bank
11 High Street | Warwick | Warwickshire | CV34 4AP

THE OLD BANK



The Old Bank offers a rare opportunity to own an iconic building in the heart of Warwick town centre.

This Grade II listed property, once home to a high street bank, has been meticulously transformed into a luxurious six-bedroom residence, providing just under 4,000 sq. ft. of living space.



KEY FEATURES

The home beautifully blends original architectural features with contemporary design, offering modern comforts throughout. It also includes two parking spaces, a courtyard garden, and breathtaking views of Warwick Castle.

Ground Floor

As you step through the original solid oak front door, featuring elegant brass detailing, you're greeted by a spacious open-plan living and dining area. This room showcases stunning original elements, such as charming wall panelling and a striking large roof lantern above the dining space, adding a dramatic touch. A perfect blend of character and modern convenience, it includes underfloor heating and triple-glazed windows. This inviting space offers a serene retreat, ideal for both relaxing and entertaining.

The adjacent kitchen features a beautiful contemporary kitchen by Hadley Kitchens with sleek off-white units paired with quartz worktops and splashbacks. High-end integrated appliances include a Neff fridge/freezer, dishwasher, a Rangemaster 6-burner gas hob with a double oven, and a Quooker tap. A large central island provides the ideal spot for a quick coffee while taking in views of the Castle. The bright and airy breakfast area, with its comfortable banquet seating, offers a perfect space to linger, with doors leading out to the charming courtyard garden. Additionally, the ground floor includes a practical utility room with built-in storage and a guest WC.

Basement

Stairs lead down into the basement which has several versatile spaces, perfect for a home gym, or creating a wine cellar or cinema room or simple storage. Here you will find the original bank vault door, an impressive feature that gives this space a unique feel.















KEY FEATURES

First Floor

On the first floor you will find a luxurious principal bedroom with a stylish en-suite bathroom with twin vanity units, a large walk in shower as well as a free-standing bath and w.c. A large guest suite offers flexible accommodation with a walk-in wardrobe/dressing room and a generously sized en-suite bathroom with lovely views of the Castle and featuring a twin vanity unit, w.c, freestanding bath, a separate walk-in shower, and elegant tiling for a refined finish. A third double bedroom completes the accommodation on this floor.

Second Floor

The second floor provides three further double bedrooms, one with a beautifully appointed en-suite bathroom with vanity unit, shower and w.c. A family bathroom off the landing provides a bath with shower over, a w.c. and single vanity unit.













KEY FEATURES

Outdoor Space

The secluded patio terrace to the rear of the property is the perfect setting for al fresco dining and summer BBQ's.

There are two private parking spaces to the rear of the property accessed via an entrance on Back Lane.

Residents of The Old Bank enjoy free access to Warwick Castle with a neighbour's pass.







LOCAL AREA

Situated on the High Street in Warwick town centre and close to historic Warwick Castle as well as Warwick Boat Club, one of the country's most picturesque tennis, squash, bowls, and rowing clubs. The town of Warwick and nearby Royal Leamington Spa offer an excellent array of shops, bars, restaurants, and leisure facilities. Schooling, both state and private is within walking distance, with Myton, Warwick Prep, Warwick School, and Kings High also close by. 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, Utilities & Property Information

Utilities - The property is understood to have mains water, drainage, electricity, and gas central heating.

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

Broadband Availability - FTTP Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Local Authority - Warwick

Tenure: Freehold | EPC: Exempt, Grade II Listed | Tax Band: G

Directions - Postcode: CV34 4AP / what3words: ///remind.dimes.pool

Viewing Arrangements

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

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>



The Property
Ombudsman



OVERALL TOTALS: 3980 sq ft, 371 m2

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FINE & COUNTRY

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*We value the little things
that make a home*



JAMES PRATT
PARTNER AGENT

Fine & Country Leamington Spa
07540 649103
james.pratt@fineandcountry.com

James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost 20 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.



ANGELA PITT
PARTNER AGENT

Fine & Country Leamington Spa
07773 499319
angela.pitt@fineandcountry.com

I am an experienced Sales Director with a track record in high-end property development. I have experience working in event management and for almost 15 years ran my own luxury furniture retail business growing it to a company with a turnover of over £1 million. In my spare time I enjoy baking as well as getting out and about in the lovely Warwickshire countryside and am kept busy looking after my little boy.

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

