



The Gate House
75 West Street | Warwick | Warwickshire | CV34 6AH

STEP INSIDE

The Gate House

Discover a beautifully restored Grade II Listed townhouse in the heart of Warwick. With period charm, modern comforts, off-street parking, and free access to Warwick Castle, this stunning home offers a rare blend of history and convenience.

Accommodation Overview

A beautifully refurbished Grade II Listed townhouse located in the heart of Warwick, just moments from Warwick Castle. With a rich history dating back centuries, The Gate House has been thoughtfully restored and modernised while maintaining its original character. Offering spacious and stylish accommodation, a private garden, and modern conveniences like gated off-road parking and a garage, this home is a truly unique opportunity to own a piece of Warwick's heritage.

The Gate House has a fascinating history, originally built as three small cottages before being combined into a single residence centuries ago. Medieval witches' marks—symbols etched into the stone and beams—can still be found throughout the property, once believed to protect inhabitants from evil spirits. The property was also linked to Warwick Castle's historic tannery trade, with remnants of this past discovered during restoration work. Historical maps indicate that the rear of the house once opened onto fields and forestry leading to the castle. Additionally, records suggest the cottages were owned by Sir Archibald Dennis Flower, a well-known local figure who contributed to the welfare of the community.



Ground Floor

The welcoming entrance hall leads to a beautifully designed open-plan kitchen and dining area, blending contemporary finishes with period charm. A separate reception room provides a comfortable and considered space for relaxation. The ground floor also benefits from a convenient W/C, and a dedicated laundry area, as well as underfloor heating throughout.







First Floor

The first floor comprises three well-proportioned bedrooms, each featuring unique period details. The family bathroom has been tastefully updated to blend contemporary styling with traditional elements.





Outside

The property features a private rear garden with a patio area, ideal for outdoor entertaining. Additionally, residents have access to a communal garden. Secure gated off-road parking is included, along with a garage and three permits for on-street parking. The home also benefits from neighbours' passes to Warwick Castle, allowing unlimited free access to its stunning grounds.



LOCATION

Warwick is a thriving and historic market town, well known for its stunning medieval castle, independent shops, and excellent transport links. The Gate House is positioned in the heart of Warwick, within walking distance of the town's bustling centre, which offers an array of cafés, boutiques, and award-winning restaurants, including The Art Kitchen and Tailors Restaurant. The popular Warwick Market takes place weekly, offering fresh local produce and artisan goods.

The area is home to highly regarded schools, including Warwick School, Warwick Preparatory School, Myton School, and King's High School, making it an attractive choice for families. For commuters, Warwick benefits from excellent road and rail connections. Warwick railway station provides regular services to Birmingham in approximately 30 minutes and London Marylebone in around 90 minutes. The nearby M40 motorway offers easy access to Birmingham, Oxford, and London, while Birmingham Airport is just a 30-minute drive away.

Warwick also boasts a strong sense of community, with a range of leisure and cultural attractions, from St. Nicholas Park and the River Avon to the historic Lord Leycester Hospital. With its rich history, vibrant amenities, and superb connectivity, Warwick is a truly desirable place to live.





Services, Utilities & Property Information

Utilities - We believe the property is connected to mains water, electricity, gas, and drainage.

Mobile Phone Coverage – 4G and 5G mobile phone coverage is available in the area. We advise you to check with your current provider.

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

Property notes – There is an annual contribution towards the maintenance of the communal garden. There are trees within the grounds which are subject to Tree Preservation Orders.

Tenure – Freehold

Directions

Postcode: CV34 6AH / W3W is /bolts.feed.club

Local Authority: Warwick

Council Tax Band: E

Viewing Arrangements

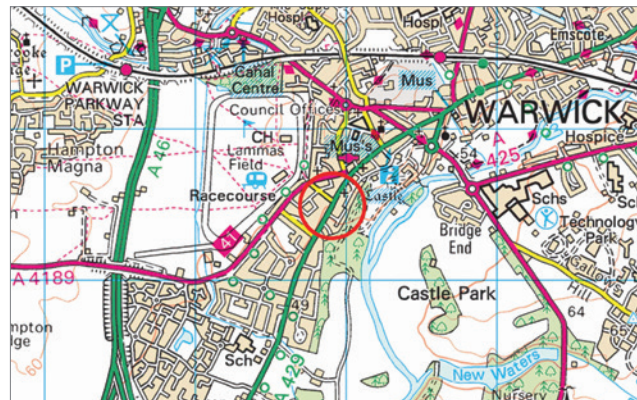
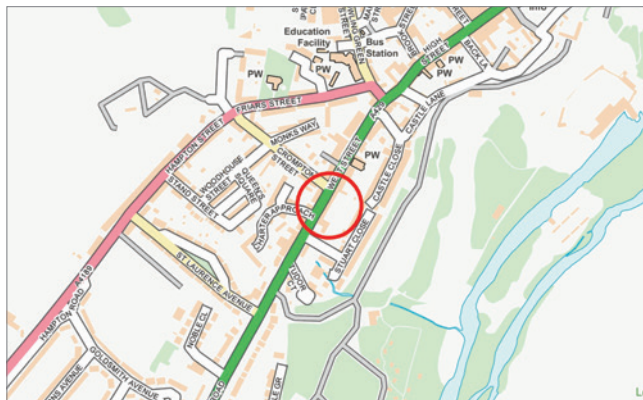
Strictly via the vendors sole agents Fine & Country on 07495474507

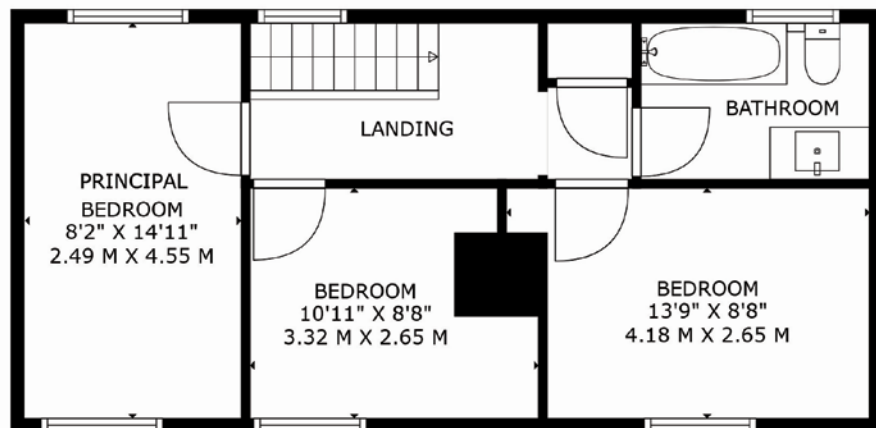
Website

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

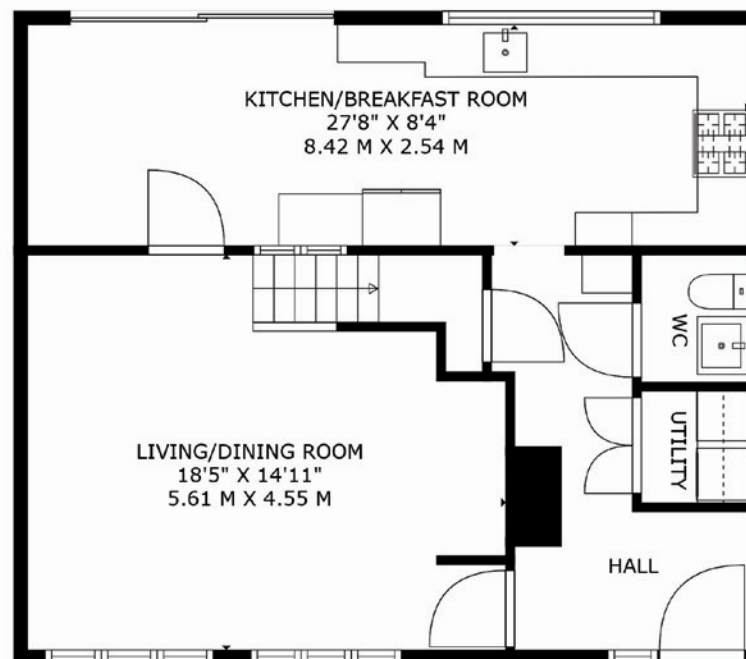
Opening Hours:

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

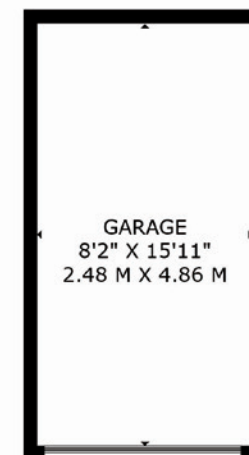




FIRST FLOOR



GROUND FLOOR



TOTAL: 1124 sq. ft, 104 m2
GROUND FLOOR: 646 sq. ft, 60 m2, FIRST FLOOR: 478 sq. ft, 44 m2
EXCLUDED AREAS: GARAGE: 130 sq. ft, 12 m2

Sizes And Dimensions Are Approximate, Actual May Vary.





AMRITA PUNIA
JUNIOR PROPERTY CONSULTANT

follow Fine & Country Leamington Spa on



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

