



26 Portland Street
Leamington Spa | Warwickshire | CV32 5EY

STEP INSIDE

26 Portland Street

This stunning grade II listed Georgian townhouse on the desirable Portland Street of north Leamington Spa is set out over five floors, with five bedrooms, three reception rooms, a spacious kitchen dining room, two subterranean offices and an external garage.

Ground Floor

The main entrance to the home gives access to the ground floor and the spacious kitchen dining room which perfectly balances period features with modern luxuries. The large dining room is flooded with light from dual aspect sash windows and features Herringbone wooden flooring, high skirting, cornicing, a feature fireplace with built in display cabinets to either side. The modern kitchen overlooks the rear of the property and features integrated appliances such as a bank of ovens, induction hob and a double door fridge freezer with water dispenser. The ground floor also has a handy utility room with access out onto the rear garden.

First Floor

The first floor gives access to two reception rooms both generous in size and boasting a wealth of period features. The large sitting room to the front of the house has two floor to ceiling sash windows giving a glimpse of the intricate ironwork on the outside of the house, and a feature fireplace. Herringbone wooden flooring then flows seamlessly into the second reception room which is currently used as a music room.

Lower Ground Floor

The lower ground floor presents an exciting opportunity for further flexible living accommodation, including a cinema room, gym/bedroom, a kitchenette and a bathroom with walk in shower. This fantastic space can also be accessed by a separate entrance to the rear of the house creating the potential for a separate annex or apartment.

Accessed from the front of the lower ground floor are two subterranean offices in the converted coal bunkers which have been damp proofed and benefit from underfloor heating.

Second Floor

The beautiful principal suite on the second floor consists of a generous sized double bedroom, a large ensuite with bath and separate walk-in shower and a separate dressing room with built in wardrobes. If required, the dressing room could easily be converted back into a good-sized double bedroom.

Third Floor

The third floor gives access to two further bedrooms and a shower room.















Outside

The rear walled garden is beautifully presented with raised flower beds framing a large, paved area with sunken hot tub and a pergola with heat lamps which then leads to a lawned area to the rear.

Accessed from a private road to the rear of the property is a detached single garage providing off-street parking, which is a rarity within the town centre.



LOCATION

Portland Street is in a highly sought-after area of north Leamington Spa. Leamington Spa is renowned for its beautiful regency townhouses and stucco villas, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands. A good array of shopping, bars, restaurants and excellent schooling, both state and private, are nearby.

Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington Spa Station and Birmingham International Airport is only ½ an hour away. In 2015 the historic town of Royal Leamington Spa was voted one of the Top 3 places to live in the UK by The Times newspaper and in 2017 the paper named Leamington the happiest place to live in the UK. In 2018 The Times named neighbouring County town Warwick the best place to live in the UK, so the area as a whole is highly desirable and sort after. Many people are drawn to the area by the excellent schools, shops, parks, and surrounding countryside.

After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in Bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schools. Within easy reach are state, grammar and private schools to suit most requirements including Warwick School, Kings High School for Girls, Arnold Lodge School and Kingsley School for Girls, The Croft Prep School, and Stratford Grammar School. Leamington Spa is also just seven miles from the renowned Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham Grand Central station in 26 minutes.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage 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 - FTTC - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Tenure - Freehold

Directions - Postcode: CV32 5EY / what3words: ///relax.guards.trucks

Local Authority: Warwick

Council Tax Band: E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

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

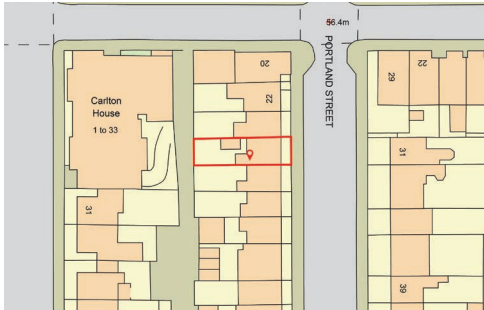
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

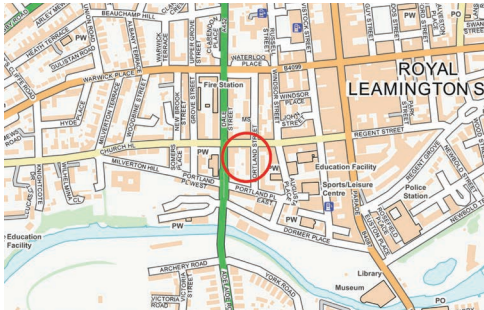
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

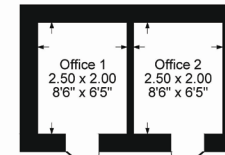




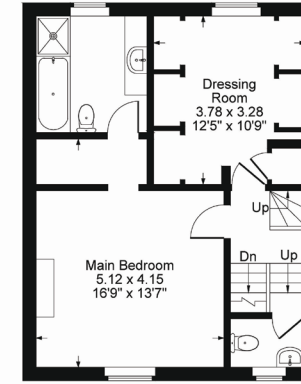
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



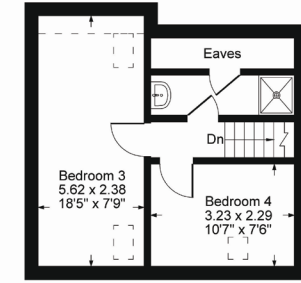
Approximate Gross Internal Area
 Lower Ground Floor = 52.51 sq m / 565 sq ft
 Ground Floor = 52.51 sq m / 565 sq ft
 First Floor = 47.67 sq m / 513 sq ft
 Second Floor = 47.67 sq m / 513 sq ft
 Third Floor = 27.81 sq m / 299 sq ft
 Garage = 12.24 sq m / 132 sq ft
 Outbuilding = 10.37 sq m / 112 sq ft
 Total Area = 250.78 sq m / 2699 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



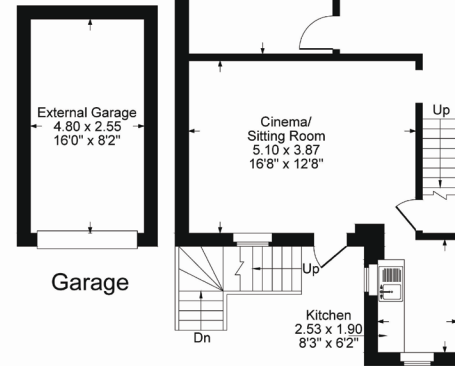
Outbuilding



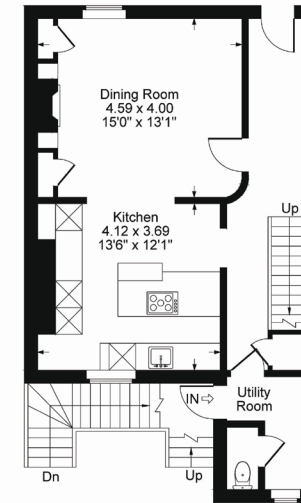
Second Floor



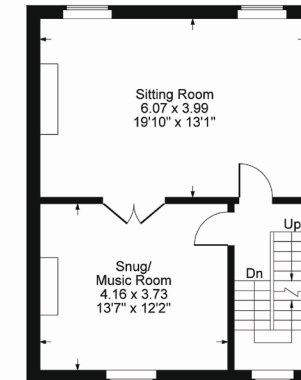
Third Floor



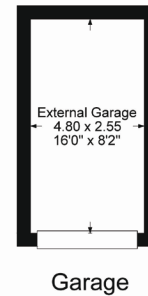
Lower Ground Floor



Ground Floor



First Floor



Garage



JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



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