



The Water Tower
Tainters Hill | Kenilworth | CV8 2GL

THE WATER TOWER



An incredible opportunity to acquire a piece of Kenilworth's history. The Water Tower is an iconic feature of Kenilworth and can be seen from many miles away. Thought to have been constructed as a windmill in the mid 18th century, then converted to a water tower in 1885, it now sits very proudly as a striking home with modern living.



This property provides a bespoke fitted circular kitchen with a spacious dining and living area off to the side, four double bedrooms, a study and a modern family bathroom. Additionally, there is a large sun terrace situated off the first floor and a balcony on the fifth floor boasting views over Kenilworth and Warwickshire. The Water Tower sits on a third of an acre plot with a garage and ample parking for 6 cars.

KEY FEATURES

Ground Floor

The ground floor consists of a large spacious living/dining area with steps out down to the garden, a study and a WC.

Leading off from this through beautifully crafted glass panes is an incredible, bespoke fitted circular kitchen with all new modern appliances.





SELLER INSIGHT

“I lived just down the road and could see the tower from my window, so I was intrigued to look around when it came up For Sale. I knew I would buy it as soon as I walked in as it's so peaceful and has a lovely feeling; it certainly has that magic wow factor,” says the owner.

“Originally built in 1770, The Water Tower began life as a windmill before its conversion to a water tower in 1870. The huge, cast iron tank provided the area with water for many years before its transition to a residential dwelling in 1973. It did require a good deal of work to bring it up to modern standards but I was excited to proceed with the renovation which included replacing the windows and doors throughout, as well as adding central heating to the top floor. The kitchen has been completely transformed into a fantastic space, ideal for daily life and entertaining, with a feature glass wall, exposed brickwork and central breakfast bar where friends can sit and natter.”

“It's just a 15-minute walk into the centre of Kenilworth which has a great range of shops, supermarkets, pubs and restaurants. It's fantastic for socialising, yet it's just a short walk up the hill where I can walk in beautiful countryside or cycle along the old railway line. Kenilworth Station offers easy access to Coventry and Birmingham from where it's a straightforward trip into London. Kenilworth really is a hidden gem.”

“I levelled the garden which is now a lovely space ideal for relaxing and entertaining. Lounge doors open to the patio to create a large entertaining area and we've hosted many parties here on the decking and in the garden which has space for a marquee. There's a double garage and parking for up to 5 cars on the driveway which is unheard of locally!”

“It's almost impossible to choose just one favourite room. The master bedroom on the top floor is light and airy, whilst the study is a great room for work and reading. The decking is the perfect spot to sit in peace and watch the world go by. It's amazing how green Kenilworth is from that vantage point.”

“My words will never do it full justice and, as with all historic buildings, I've felt like I've had a caretaker's responsibility towards it. I feel privileged to have lived here.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







KEY FEATURES

First Floor

Stairs leading round to the first floor showcase the main bedroom with an ensuite, this room also benefits from patio doors out onto a large sun terrace boasting views over Kenilworth.

The second and fourth floor host a further two bedrooms, with one currently being used as a walk in wardrobe with a basin, all bedrooms have beautiful views through windows that allow lots of light to shine in.

The third floor showcases a newly renovated family bathroom with a separate shower cubicle and a modern free standing bath tub.

At the very top of the tower on the fifth floor is another beautiful and light double bedroom this one with a balcony that boasts views over the whole of Kenilworth and surrounding countryside.















Outside
Sitting on nearly a third of an acre plot, The Water Tower is surrounded by a recently landscaped garden with mature trees adding extra privacy. It also features a raised sun terrace and more seating to the rear of the property. At the front of the property is a garage and ample parking for up to 6 cars on the driveway.



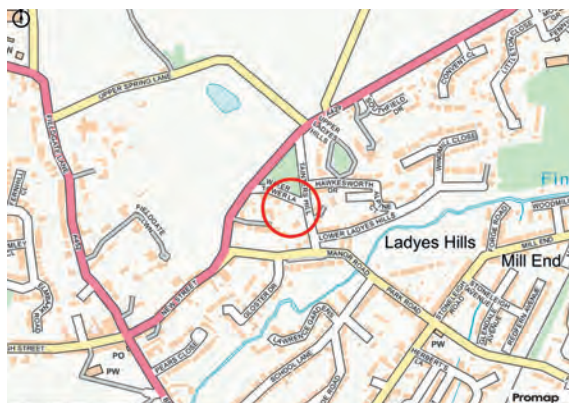
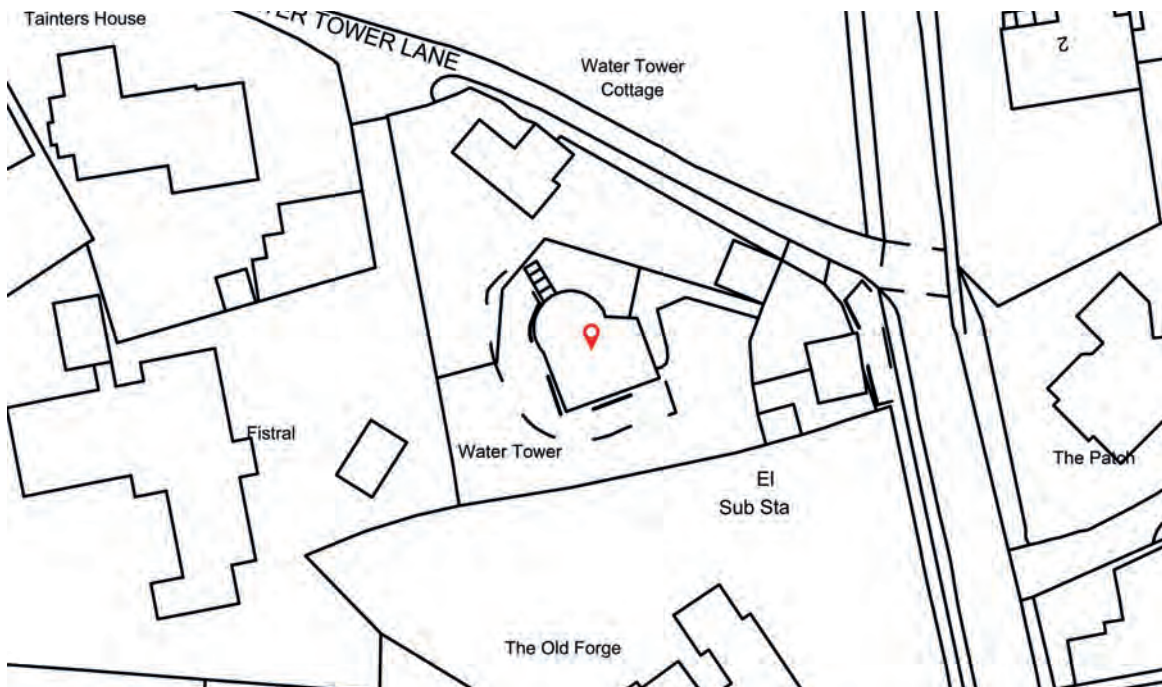




LOCAL AREA

The Water Tower is located just a short walk from the historic town of Kenilworth, which is loved by locals and visitors alike. It's charming streets and independent shops offer an enjoyable day out, and the imposing Kenilworth Castle and grounds provide a fascinating glimpse into the area's rich history. Also home to two theatres and The Cross – a pub and restaurant awarded a coveted Michelin star in 2014, Coventry is just over six miles from home, offering all the amenities and leisure facilities you'd expect from the Midlands' second largest city. A number of beautiful locations nearby, settings for walking or cycling, including Kenilworth Common, Ryton Pools Country Park and Abbey Fields.





INFORMATION

Services

We believe that all mains services to the property are connected including gas, electric, water, drainage and telephone.

Local Authority

Warwick District Council

Viewing Arrangements

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

Website

For more information visit 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

Directions

From Warwick Road in Kenilworth's Town Centre follow the A452 and turn right onto Waverley Road, continue for 0.5 miles and then turn right onto Upper Rosemary Hill after 500ft turn left onto Hyde Road and then turn right onto School lane. At the cross road turn left onto Manor road and then the second right onto Tainters Hill, continue up the road until you see Water Tower lane on your left, the property can be entered from here.

The Water Tower Tainters Hill, Tainters Hill, Kenilworth

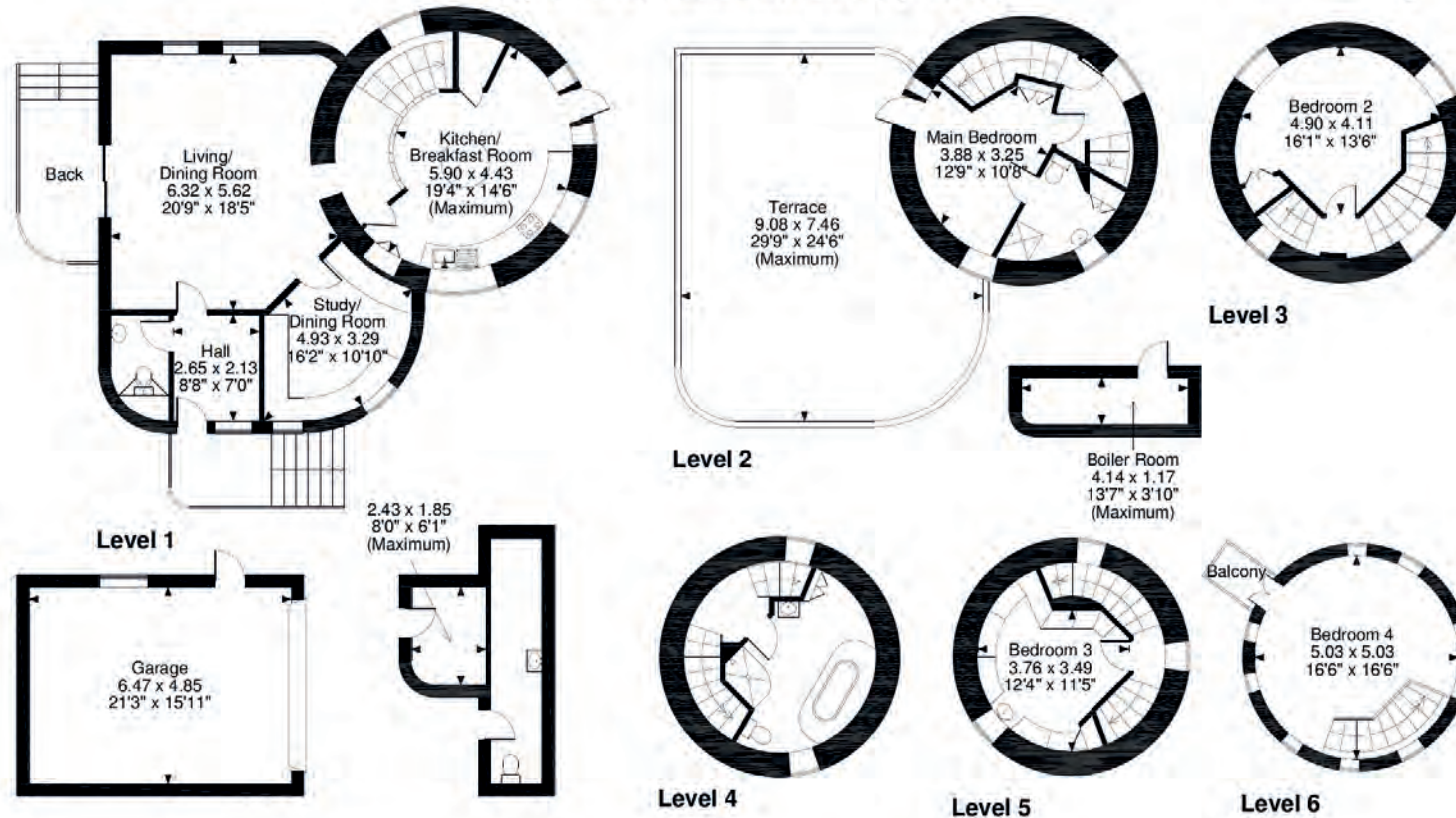
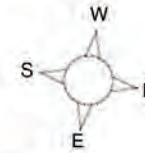
Approximate Gross Internal Area

Main House = 1917 Sq Ft/178 Sq M

Garage = 338 Sq Ft/31 Sq M

Outbuilding = 185 Sq Ft/17 Sq M

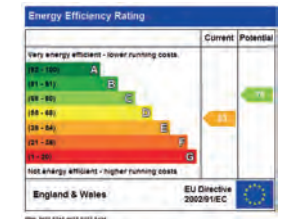
Balcony & Terrace external area = 612 Sq Ft/57 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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THE FINE & COUNTRY
FOUNDATION

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