

**ehB**  
RESIDENTIAL

Your Property - Our Business



Tryst, Main Street, Leamington Spa

Offers Over  
£499,000





A rare opportunity to acquire a terraced period cottage of considerable charm and character, which has been sympathetically modernised to a particularly high standard to retain much of the property's original features with a high level of modern appointment, providing three bedroomed accommodation which features a most impressive open plan living/kitchen arrangement with separate utility room, large garden with views over open countryside and garage, in this charming rural village.

\*\*\* NO CHAIN \*\*\*

#### Eathorpe Village

Is a most charming rural village set in the heart of the beautiful Warwickshire countryside, ideally sited

approximately 10 miles from the town centre. Whilst the village contains a limited range of facilities and amenities, local shops are available in both Princethorpe and Long Itchington nearby. The village also being convenient for a variety of local schools, recreational facilities and is within easy reach of the motorway network. This particularly pleasant village has consistently proved to be much sought after.

ehB Residential are pleased to offer Tryst, Main Street, Eathorpe which is an excellent opportunity to acquire a terraced cottage of considerable charm and character, believed to be of approximately 200 years old, which has been sympathetically modernised by the present owner to

retain much of the property's original character with a high level of modern appointment. The impressive open plan living/kitchen, utility room and refitted bathroom are particularly noteworthy.

The property provides three good sized bedrooms and has a considerable number of notable features; the large garden, garage located in a block close to the property, open aspect to the rear of the property and the general standard of presentation are particularly noteworthy. The agents consider only internal inspection can truly justify our very highest recommendation of this unique property.

In detail the accommodation comprises:-







#### Entrance Hall

With oak glazed panelled door, oak flooring, radiator, staircase off with balustrade, understair recess, wall light points, cloaks hanging.

#### Lounge

14' x 12'3" (4.27m x 3.73m)

With inglenook, stone fireplace and hearth, timber lintel over, wood burner, bow window, beamed and rafted ceiling, radiator, extensive range of custom made book cases.

#### Refitted Open Plan Living/Kitchen

17'6" x 13'6" (5.33m x 4.11m)

With extensive range of base cupboard and drawer units,

rolled edge work surfaces and returns, Porcelain one and a half bowl sink unit with mixer tap, stainless steel four ring hob with extractor over, built-in oven, plumbing for automatic dishwasher, downlighters, radiator, twin French doors with side panels to the...

#### Conservatory

9'9" x 7'9" (2.97m x 2.36m)

With multi panelled French doors and side panels to rear garden, radiator, tongue and groove panelling.

#### Utility Room

13'3" x 4'3" (4.04m x 1.30m)

With range of base cupboard and drawer units, rolled edge

work surface, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, radiator, extensive fitted pantry shelves, timber and glazed panel door to rear garden.

#### Stairs and Landing

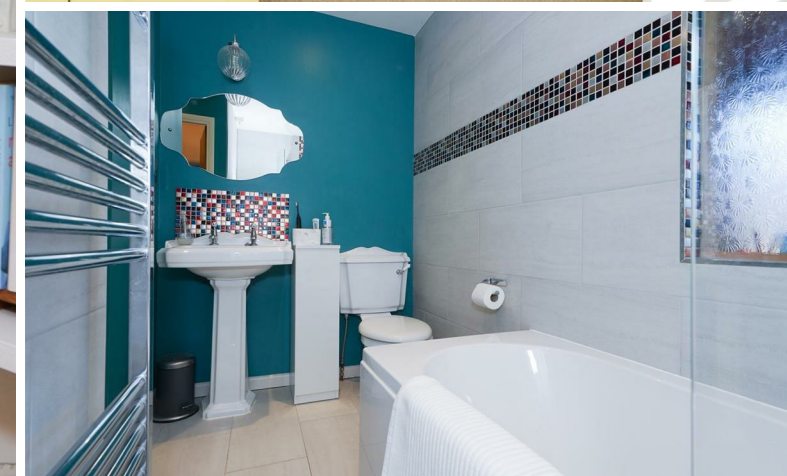
Leading from the Reception Hall with radiator, leads to the...

#### Refitted Bathroom/WC

7'6" x 9'3" max (2.29m x 2.82m max)

Being tiled with attractive inset mosaic tiling and glazed panel window feature, with white suite comprising panelled bath, mixer tap, shower attachment, further integrated shower with screen, low flush WC, pedestal basin, chrome heated towel





rail, underfloor heating, tiled floor, downlighters, extractor fan, boiler cupboard containing Worcester combination gas fired central heating boiler and programmer.

#### Bedroom

11' x 13'3" (3.35m x 4.04m)

With triple built-in wardrobe with hanging rail, cupboards over, radiator, access to a...

#### Study

11'3" x 5' (3.43m x 1.52m)

With built-in desk, fitted shelves and downlighters.

#### Bedroom

12'3" x 14'6" max (3.73m x 4.42m max)

With radiator.

#### Bedroom

11'3" x 9'6" (3.43m x 2.90m)

With double built-in full height wardrobe with hanging rail, cupboards over.

#### Outside

To the front of the property is principally shaped lawn, established flower borders, bounded by picket fencing. Pedestrian access leads to the charming, good sized rear garden, with block paved patio, shaped lawn, established flower borders, bin store, bounded by close boarded fencing and leading to...

#### Timber Built Study/Store

##### Study Area

12'7" x 9'3" (3.84m x 2.82m)

With electric light, power point, laminate floor, French doors, sealed unit side panels.

##### Store

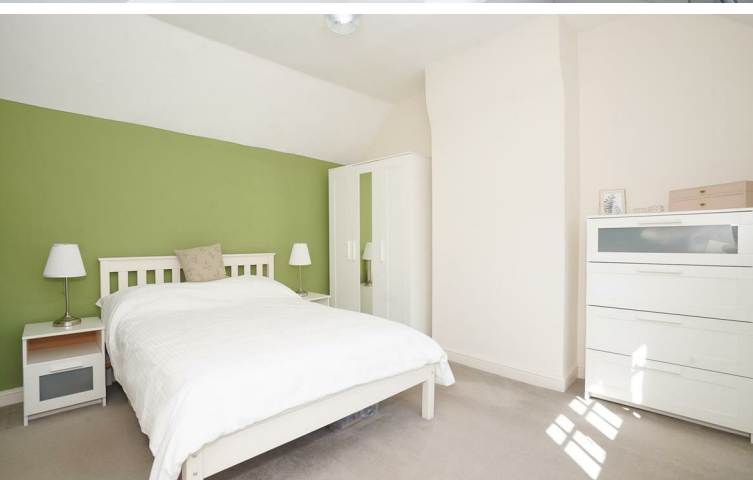
7' x 4'6" (2.13m x 1.37m)

With electric, light, power point.

##### Kitchen Garden

With greenhouse and further patio area. Adjoining fields with views over open countryside.





#### Parking

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or

restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band E.

#### Location

Tryst  
Main Street  
Eathorpe  
Leamington Spa  
CV33 9DE









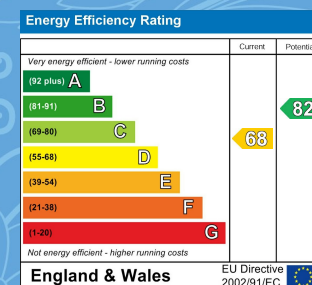




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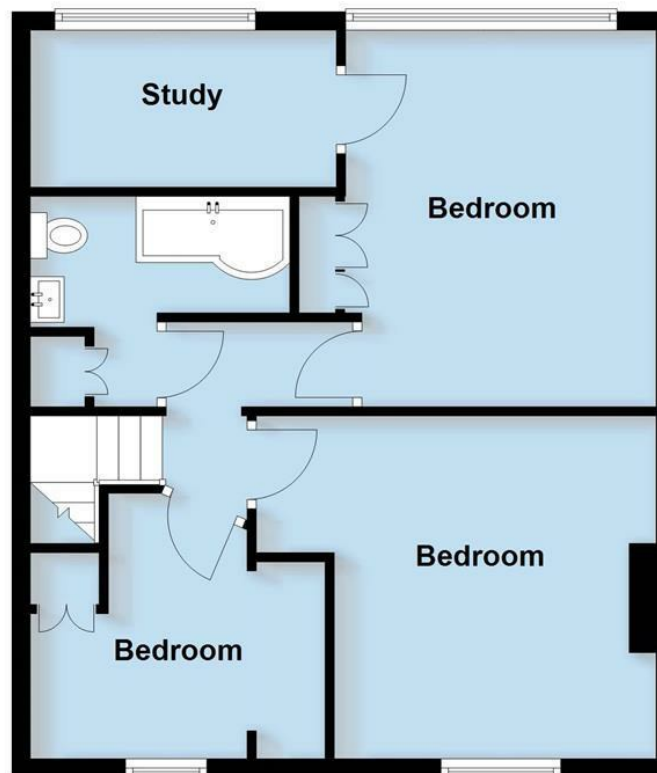
## Ground Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



## First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 116.3 sq. metres (1251.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact