



The Kenilworth



Trusted
Property Experts



59-63 Warwick Road
CV8 1HN



59-63 Warwick Road CV8 1HN

A superb opportunity to purchase this 16th century property that was previously the renowned cocktail bar 'The Kenilworth' and boutique bed and breakfast accommodation. This 16th century property is a real gem located in Kenilworth Town Centre on Warwick Road. Boasting six beautifully fitted rooms with ensembles. The owner also has accommodation which could potentially create another two bedroom suite. There is adequate parking to the rear and great garden space for entertaining.

The Grade II listed accommodation is flexible with plenty of character throughout. The building is adaptable to a number of uses and has the potential to be further enhanced with a strong reputation with award winning cocktail bartenders. The Kenilworth is made up of three 16th century cottages which stand out in the town. With a contemporary yet cosy ambience the cocktail bar is warm and inviting and its ability to deliver time and time again is well known throughout the area.

This property is perfect for investment. Viewing is highly recommended as it is such a unique opportunity to buy substantial property in Kenilworth Town Centre.

There are also parking spaces available for the property.









Dimensions

Hallway	Ensuite
Seating Area	2.06m x 2.06m
4.85m x 3.63m	Bedroom Five
Seating Area	2.79m x 3.76m
5.59m x 4.98m	Ensuite
Bar	2.29m x 1.93m
Hallway	Bedroom Eight
WC	5.13m x 3.38m
WC	Landing
Plant Room	Living Room
Seating Area	4.70m x 3.73m
4.70m x 3.58m	Bar Area
Seating Area	4.70m x 4.62m
4.70m max x 3.51m	Bedroom
Office	4.04m x 3.66m
Kitchen Area	Bathroom
Bedroom Six	2.67m x 2.34m
3.86m x 2.24m	Bedroom One
Ensuite	4.09m x 4.67m
2.90m x 1.83m	Bedroom Two
Bedroom Four	4.70m x 3.63m
2.90mx 3.61m	Ensuite

