



Mill Cottage, Mill Street, Warwick

Price Guide £595,000



This charming Grade II listed three-bedroom character cottage is situated towards the end of Mill Street, arguably the most attractive road in the county, sitting at the foot of Warwick Castle and with delightful gardens with river frontage. A garage is nearby and included in the sale and residents' parking permits are available. No onward chain. Energy rating D.

Location

Mill Street is undoubtedly one of the most attractive and highly regarded addresses in the county. The

cobbled street leads from the main entrance to the foot of the magnificent medieval castle, Warwick Boat Club and St Nicholas Park are within strolling distance and the bustle of this historic country town is within a few minutes walk. Early viewing is recommended - no onward chain.

APPROACH

Through a solid entrance door into:

HALL

Stairs to the first floor. Natural wood latch doors to:

DINING ROOM

12'4" x 13'8" (3.76 x 4.17)

Woodblock floor, exposed beams and timbers, radiator, wall lights, leaded window to front.

CLOAKROOM

White suite. Low-level w.c. Xpelair extractor fan. Cloaks area with corner wash hand basin. Coat hooks.



SITTING ROOM

16'5" average x 12'7" (5.00 average x 3.84)
Fireplace with cast iron grate and Oak surround.
Wood block floor, picture rail, radiator, wiring for wall lights and a double-glazed patio door provide access to the rear garden.

BREAKFAST KITCHEN

22'11" x 10'11" narrowing to 5'10" (7.01 x 3.35 narrowing to 1.78m)
Having a range of fitted units with marble work

surface over. Britannia 6 burner dual fuel range cooker with hood over. Integrated dishwasher and washing machine. Separate fridge and freezer, two radiators, exposed timbers, room for dining/kitchen table. Window to front. Stable door to the rear.

FIRST FLOOR LANDING

Large linen cupboard housing the Worcester gas-fired boiler. Doors to:



BEDROOM ONE

13'10" x 11'0" (4.22 x 3.35)
Exposed beams, radiator, wall lights. Leaded window to the front aspect with fine views towards Warwick Castle.

BEDROOM TWO

14'0" x 10'3" (4.27 x 3.12)
Exposed timbers, radiator, dormer window to front aspect and a further double-glazed window to the rear aspect.





BEDROOM THREE

12'8" x 9'0" average (3.86 x 2.74 average)
Enjoying two double-glazed windows to the rear aspect.

BATHROOM

Fully tiled and fitted with a white Heritage suite comprising a panelled bath with a Mira shower over. Wash hand basin set in purpose-fitted vanity units. Low-level WC. Extractor fan. heated towel rail and a high-level double-glazed window.

GARDEN

Which is a particular feature of the property. Mature rear garden approximately 120ft. with a small nature pond and a large variety of ornamental shrubs and trees. The garden leads down to the River Avon where the cottage has the potential for a replacement landing stage. There is a Brick-laid seating area overlooking the water's edge. Gardener's room with water, power and sink. Glazed secure store shed 3.65m x 2.44m. Summer House/boat storage with a glazed side providing views towards the castle and a Lean-to greenhouse.

GARAGE EN-BLOC

Located at head of Mill Street off the Banbury Road. Parking by Resident's Permit to the front of the property.

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.



NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

COUNCIL TAX

The property is in Council Tax Band "G" - Warwick District Council

POSTCODE

CV34 4HB

DIRECTIONS:

Proceed down Castle Hill and turn right into Mill Street at the roundabout, crossing the lane to the side of the Castle entrance.



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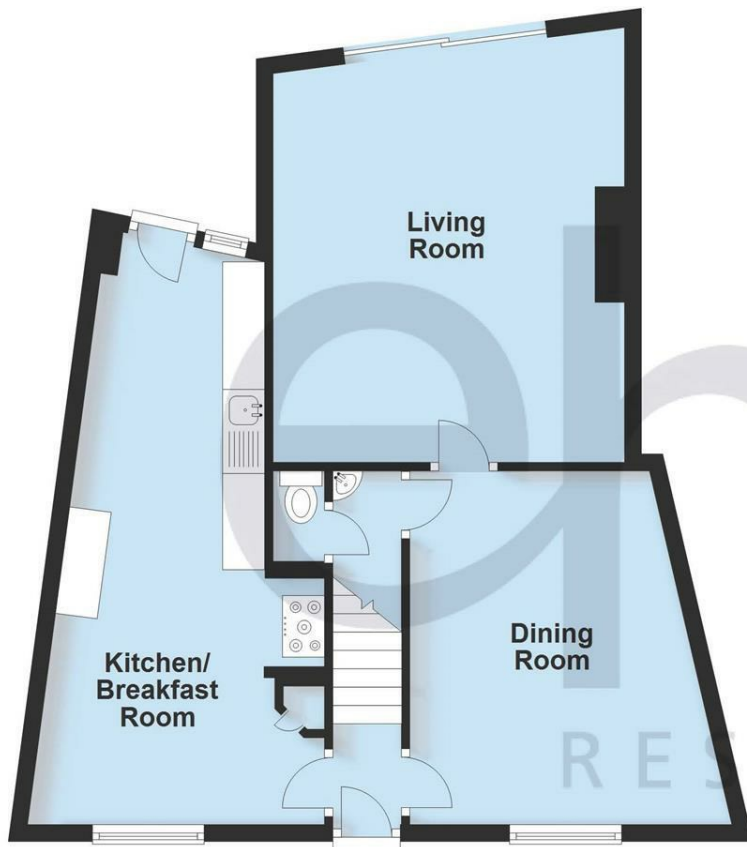
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

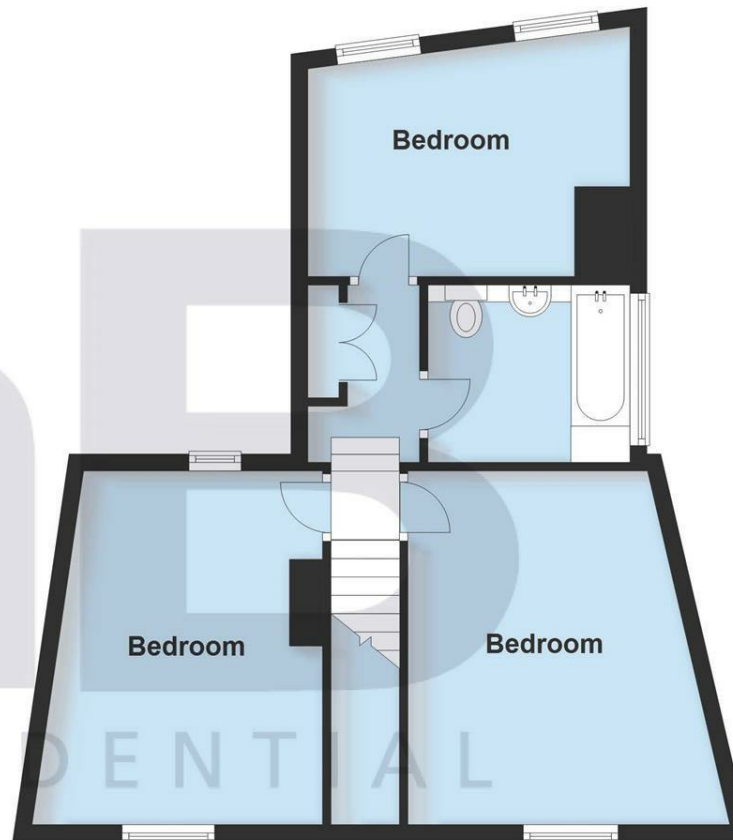
Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



Total area: approx. 108.9 sq. metres (1172.6 sq. feet)

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

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