



The Butts, Warwick

Price guide €700,000

*Distinctive  
Collection*





# The Butts

Warwick, CV34 4ST

Price guide €700,000

The East Gate and St Peter's Chapel is a Grade I listed property having an extremely interesting history dating back many centuries with St Peter's Chapel believed to have been constructed above the gate in around 1426. The gate itself was constructed in the 12th Century at the same time as the castle and wall were erected.

The building has had many uses, but was initially built as a chapel for the local community. Since 1700 it was used as an educational building right up to fairly recent times. The original Kings High School leased the property from 1916 until 2009.

The current owners purchased the property in 2010 and undertook significant repairs and modernised this property into the outstanding living accommodation that we find today.

This iconic building has had a new roof, repairs to much of the stonework, repairs to the clock as well as having mains drainage, water, electricity and gas connected to it in order that this high specification property can function very well as a private dwelling. The property is situated in the heart of Warwick with fantastic elevated views not only from the living accommodation but also the ramparts that run around three of its sides.

The property has, up until recently been used for a holiday property, let out to many people from all corners of the world and gives any potential new custodian either an amazing private home or a potential business opportunity.





## Location

The property is situated in Warwick a picturesque market town in the heart of Warwickshire on the junction of Jury Street, Smith Street. Warwick is the county town of Warwickshire situated on the River Avon. The historic Warwick Castle, St Marys Church, St Nicholas Park, Warwick boat and tennis club. Local shops and restaurants are all within easy walking distance of the property. The area is exceptionally well provided with a range of state, private and grammar schools to suit most requirements, including the renowned Warwick Prep School, Warwick School and King's High School for Girls, which are all a short walk from the property. There are regular trains from Warwick Station, Warwick Parkway or Leamington Spa to Birmingham and London Marylebone for the commuter. The motorway network is easily accessible with the M40 (J15) approximately 2 miles away, giving access to Birmingham to the north and London to the south. Warwick train station 0.7 miles, Leamington Spa 2.5 miles, M40 (J15) 2.2 miles, Stratford upon Avon 11 miles, Birmingham International Airport 25 miles, Birmingham 35 miles (distances approximate).



#### Entrance

Solid oak door leads off from The Butts into a small courtyard with bin store and steps lead up to the first floor ramparts with view up Jury Street and Westgate in the distance.

#### Porch

Solid oak door gives access into porch area having light point to ceiling, leaded light to front elevation, flagstone floor and further door out onto the remaining ramparts.

Oak door gives access into

#### Reception hall

Having light point to ceiling, radiator and doorway through to

#### Kitchen

9'10" x 7'8"

Having leaded light window to side elevation, light point to ceiling, modern fitted units comprising of four base units, built-in Neff dishwasher, built-in fridge freezer and built in-washing machine, Neff stainless steel double oven, single bowl, single drainer sink inset into granite effect work surface with matching splashback, Neff electric hob having glass splashback and Neff extractor hood over, five further wall mounted units, radiator, four further built-in units.

From the hall a solid oak door opens into

#### Living/dining room

19'0" x 16'4"

Having two light points to ceiling, leaded light windows to side and rear elevations, exposed flagstone floor, three radiators and substantial open fire. Please note that the flue will have to have the lead cap removed from the top of the chimney stack before use.

From the hallway steps lead down to

#### Secondary hall

Having leaded light window to front elevation, light point to ceiling, understairs storage cupboard, further built in storage cupboard with shelf over, solid oak door to

#### Bedroom two

16'4" x 15'1" maximum including en-suite shower

Having light point to ceiling, leaded light window overlooking front elevation and Jury Street beyond, doorway through to the front elevation, further leaded light window looking down Smith Street, two radiators, built-in wardrobe, storage cupboard and drawers beneath, door through to

#### En-suite

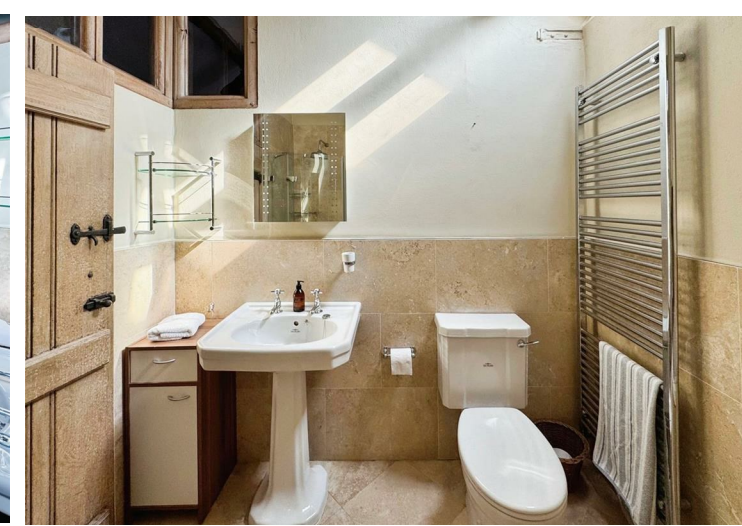
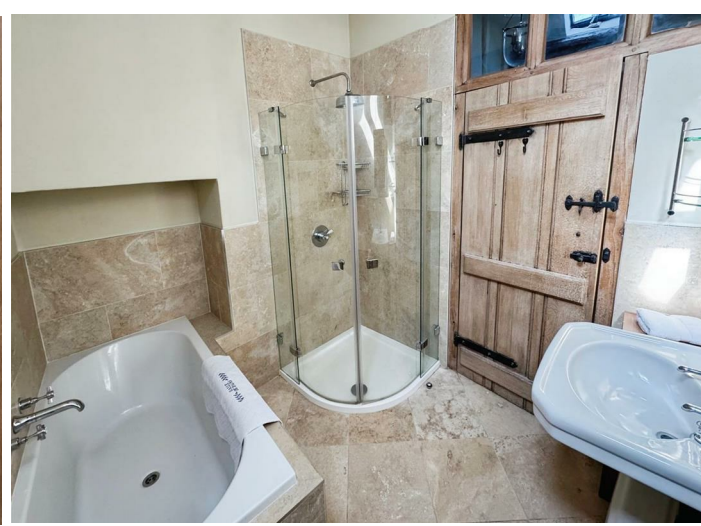
En-suite shower room having light point to ceiling, built in shower cubicle having Tavertine splashback to full height, there is a stainless steel wall mounted heated towel rail, pedestal wash hand basin with tiled splashback and mirror over, low level flush W.C., leaded light window to rear elevation.

Returning to the hallway

Stairs lead up to first floor landing, where there is a built-in bookcase with storage cupboards on the staircase landing, having light point to ceiling, radiator, steps leading up to airing cupboard housing the gas-fired combination boiler and pressurised hot water system.

Further door to









# The Property

## Main bedroom

19'8" x 16'4"

Having exposed beams to ceiling, two leaded light windows to rear elevation looking down Smith Street, open fire place, two radiators. Please note that the flue will have to have the lead cap removed from the top of the chimney stack before use.

## Bathroom

7'6" x 7'4"

Having conservation light window and light point to ceiling, fitted suite to comprise panelled bath, walk in shower cubicle, pedestal wash hand basin with mirror over, low level flush W.C., stainless steel wall mounted heated towel rail. There is a Travertine floor extending to full height within the shower area and to half height throughout the remainder of the room.

## Landing

7'2" x 5'2"

From the first floor landing there is a storage cupboard having light point to front elevation, trap door in the ceiling giving access into the clock tower.

## Outside

From the reception porch a solid oak door leads out onto the ramparts that run around the outside of the building enjoying views up Jury Street, Castle Hill and down Smith Street.

## Tax Band

The property is currently classed as a business and the current rateable value as of 1st April 2023 to present is £4,350.

## Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

## Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

## Financial Services

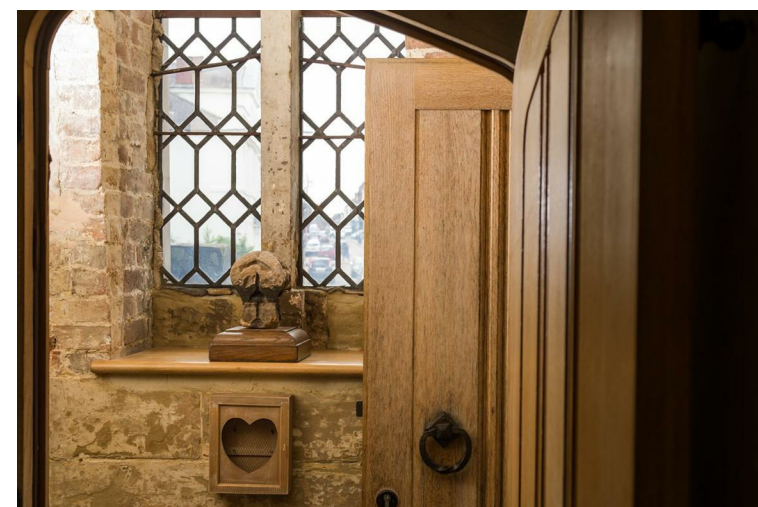
For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

## General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

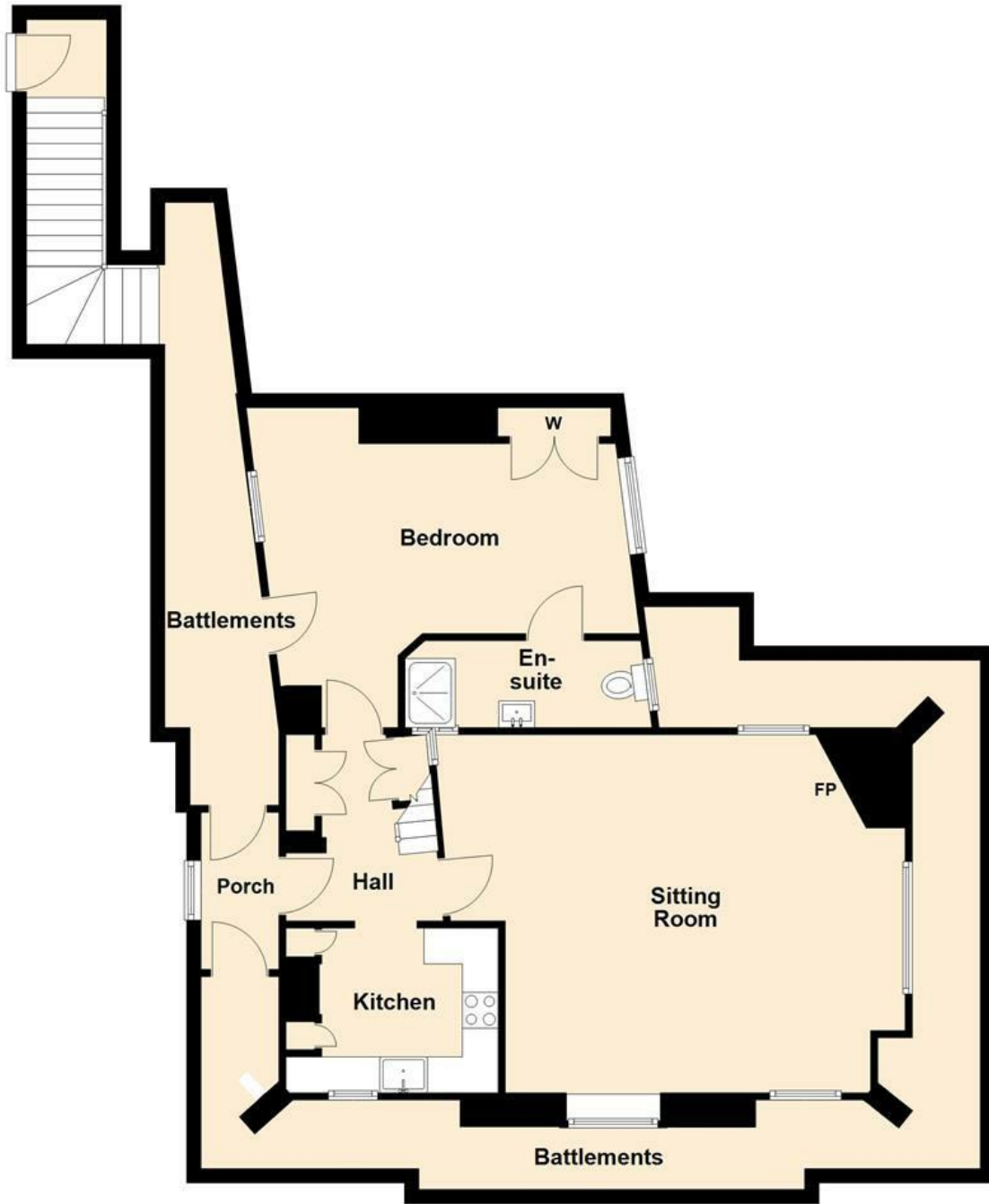
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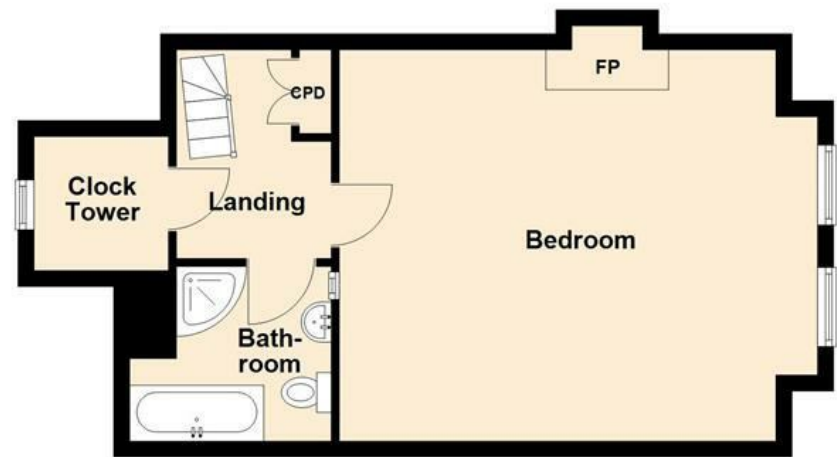




### First Floor



### Second Floor



Total area: approx. 154.2 sq. metres (1660.1 sq. feet)

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