



The Stone House
64 High Street | Kenilworth | Warwickshire | CV8 1LZ

STEP INSIDE

The Stone House

The Stone House is an impressive and substantial Grade II Listed residence offering expansive accommodation arranged over multiple floors, complemented by a range of outbuildings and grounds extending to approximately 1.25 acres. Requiring modernisation, the property presents a rare and exciting opportunity to create a truly outstanding country home tailored to individual requirements.

The scale of accommodation, combined with the flexibility of the outbuildings, provides enormous scope for enhancement, whether as a luxurious family residence, multi-generational home, or holiday let complex, subject to approval.

Ground Floor

The property is entered via a central reception hall which immediately introduces the sense of scale and character that defines the home. From here, a series of generously proportioned reception rooms unfold, each offering excellent ceiling heights and large windows that flood the spaces with natural light.

The principal reception rooms provide an ideal layout for both formal entertaining and relaxed family living, with clear potential for reconfiguration. The existing kitchen and service areas offer a practical footprint with scope for redesign into a substantial bespoke kitchen at the heart of the home.

The sitting room to the rear of the property enjoys separate access and stairs leading to a double bedroom on the first floor which, together with the utility room and WC, could be reconfigured to create a fantastic one bedroom annexe for multi-generational or semi-independent living, or alternatively be closed off to provide income potential.

Further ground floor spaces include a study with lift access to the first floor, utility areas, and a WC.

Lower Ground Floor

A cellar provides additional storage and further potential for conversion, subject to requirements and the necessary consents.









First Floor

The first floor offers five well-proportioned bedrooms arranged around a central landing, each enjoying pleasant outlooks over the surrounding grounds.

Two generous double bedrooms to the front of the property mirror each other in composition and a further double bedroom to the front features a charming bay window seat accessed through an ornate archway and enjoys views towards the lake.

There is a separate dressing room, currently fitted with a lift for accessibility and a family bathroom to the front. Two further good-sized double bedrooms to the rear are serviced by a shared en-suite bathroom.

The sixth bedroom is separate from the other first floor accommodation and is accessed via the sitting room to the rear of the house.

The layout lends itself well to reconfiguration, allowing for the creation of a number of impressive bedroom suites and a self-contained one bedroom annexe.

Second Floor

The upper floor provides further versatile accommodation with charming, exposed beams and reduced head height in parts. This level offers excellent potential for conversion into additional bedrooms, leisure space, or a private suite.







STEP OUTSIDE

The Stone House

The property sits within approximately 1.25 acres of established grounds, enjoying a high degree of privacy and a wonderful sense of seclusion.

The gardens provide an exceptional setting for family life and entertaining, with expansive lawns, mature trees, and a variety of outdoor spaces creating a true country house atmosphere.

A particularly exciting aspect of the property is the range of existing leisure facilities already in place, including a swimming pool and tennis court, both offering tremendous scope for refurbishment and enhancement to create a superb private lifestyle estate.

Outbuildings

A substantial collection of outbuildings, barns, and stabling further elevates the offering and presents enormous versatility. These spaces offer excellent potential for conversion into ancillary accommodation, guest suites, a self-contained annexe, leisure complex, home offices, or studio space, subject to the necessary consents.

The existing stabling and grounds also make the property particularly appealing to equestrian buyers or those seeking a more rural lifestyle.

A generous driveway and garaging provide extensive parking and practical support for the scale of accommodation on offer.







LOCATION

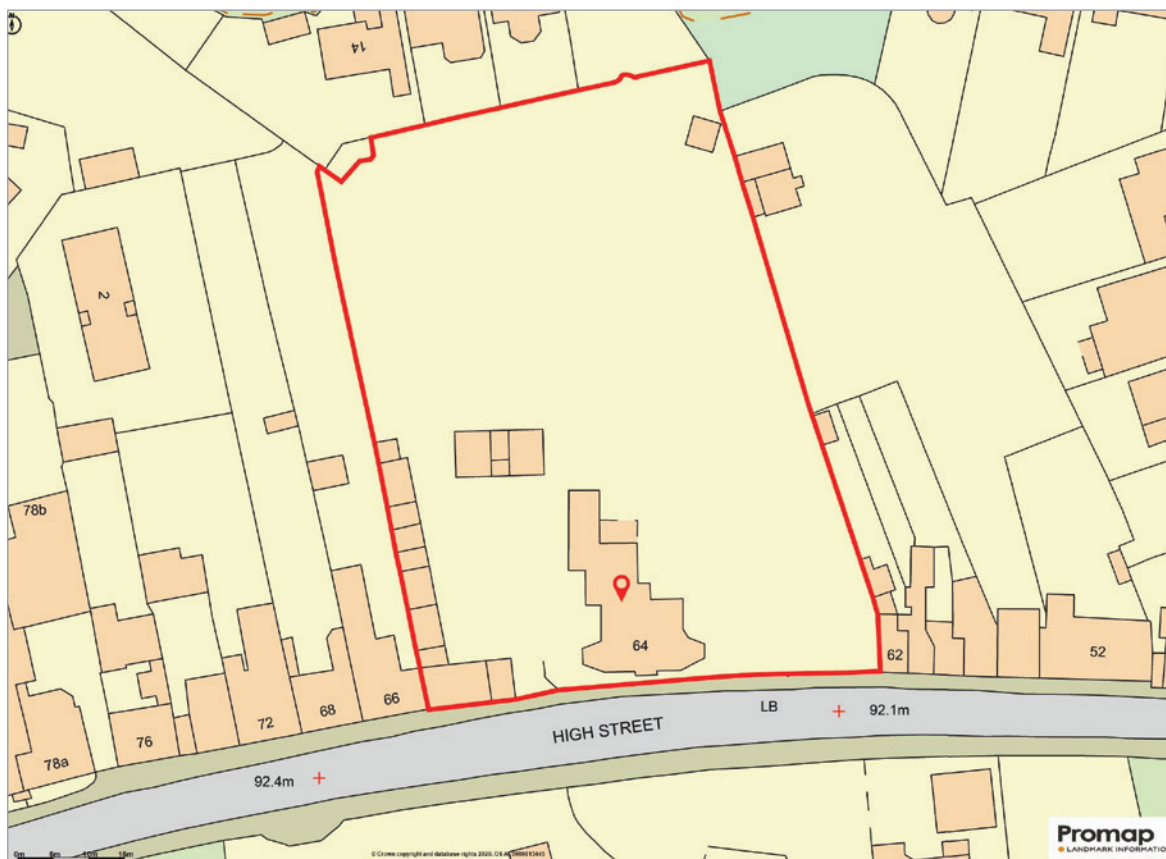
The Stone House is ideally positioned to enjoy the balance of countryside living with convenient access to nearby towns and amenities. The surrounding area offers a wealth of walking routes, open countryside, and leisure pursuits, creating an enviable lifestyle setting.

Kenilworth is a historic and highly desirable Warwickshire town offering an excellent range of amenities including independent shops, cafés, restaurants, and a Waitrose, along with the renowned Kenilworth Castle and Abbey Fields Park. The town combines a strong sense of community with a refined lifestyle offering.

The area is exceptionally well served by schooling, including highly regarded state and private options such as Crackley Hall, King Henry VIII School, Bablake, Warwick School, and King's High School.

For commuters, Kenilworth Railway Station provides links to Coventry and Leamington Spa, which offer direct services to London, while the A46, M40, and Birmingham Airport are all within easy reach.





Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band H - Warwick District Council

Property Construction - Standard - stone & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Detached double and single garage and offroad parking for 5+ cars.

Notes - The property is Grade II Listed.

The property is situated in Kenilworth Conservation Area.

There are trees on the property with a Tree Preservation Order.

Directions - Postcode: CV8 1LZ / what3words: ///noses.jump.period

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07540 649 103.

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday

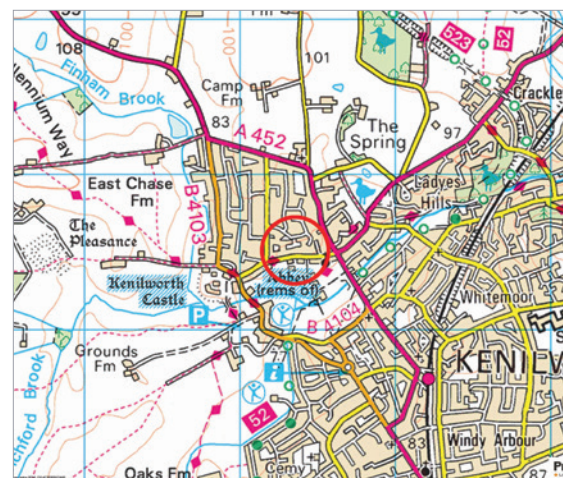
9.00 am-5.30 pm

Saturday

9.00 am-4.30 pm

Sunday

By appointment only

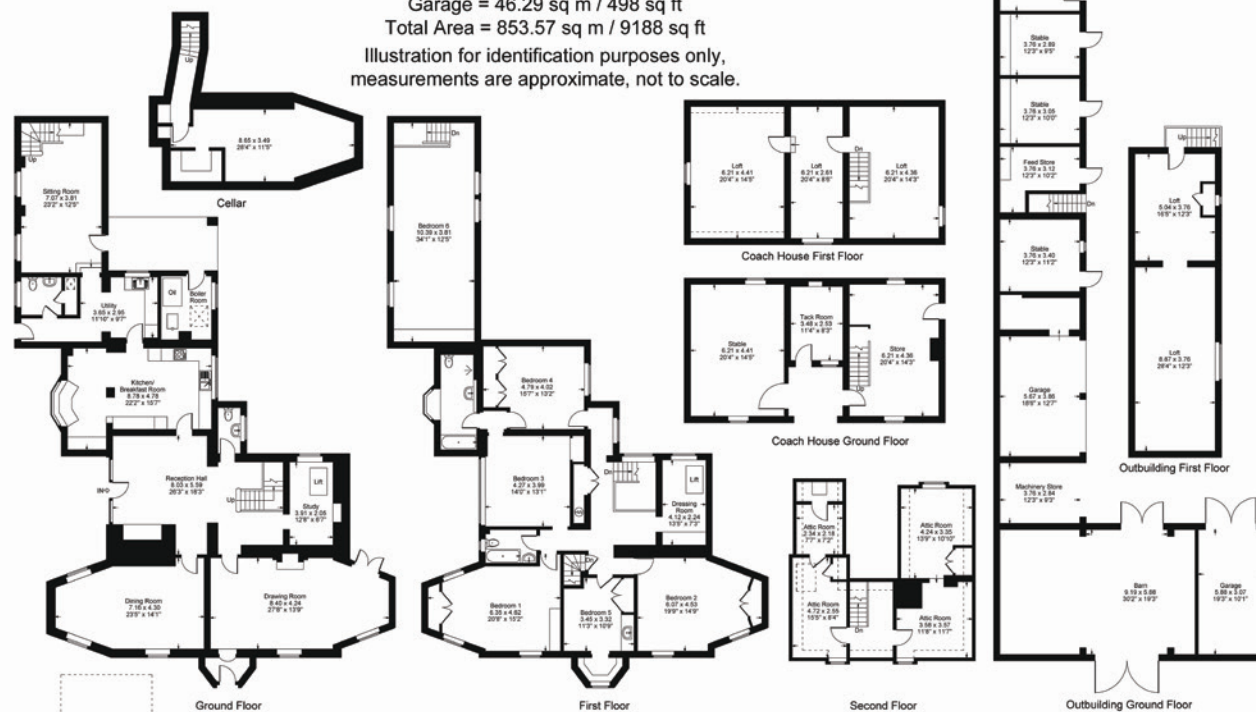


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	



Approximate Gross Internal Area
 Cellar = 31.90 sq m / 343 sq ft
 Ground Floor = 207.27 sq m / 2231 sq ft
 First Floor = 190.71 sq m / 2053 sq ft
 Second Floor = 56.22 sq m / 605 sq ft
 Coach House Ground Floor = 64.17 sq m / 691 sq ft
 Coach House First Floor = 72.53 sq m / 781 sq ft
 Outbuilding Ground Floor = 131.53 sq m / 1416 sq ft
 Outbuilding First Floor = 52.95 sq m / 570 sq ft
 Garage = 46.29 sq m / 498 sq ft
 Total Area = 853.57 sq m / 9188 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Denotes restricted head height



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 10.07.2026





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PARTNER AGENT

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