



## High Street, Kenilworth

£399,950

- Three Bedroom Period Cottage
- Old Town Location
- EPC Rating - D
- Fitted Breakfast Kitchen
- Attractive Rear Courtyard Style Garden With Kitchenette
- Grade II Listed & Conservation Area
- Views Over Church of St. Nicholas
- Three Good Bedrooms and Two En-Suites
- Large Double Reception Room With Gas Stove
- Warwick District Council Tax Band - E

# High Street, Kenilworth, CV8 1LY

A charming Grade II listed three-storey period cottage, beautifully combining character features with contemporary modern living, and situated in one of Kenilworth's most sought-after residential locations, close to Abbey Fields and all the Old High Streets' amenities. To the rear is a delightful patio-style garden backing onto the grounds of the Parish Church of St Nicholas.

The accommodation includes a well-fitted kitchen, attractive dining and sitting rooms, with doors opening onto the low-maintenance rear patio garden, which enjoys a delightful outlook and features a timber-constructed kitchenette. Stairs lead to the first-floor landing, where there is a double bedroom with remodeled en-suite facilities and a second bedroom. The top floor hosts the impressive principal bedroom, featuring a vaulted beamed ceiling, en-suite shower room and built-in storage wardrobes. Permit parking available in the high street parking scheme.



Council Tax Band: E



## Approach

Stone steps up to red paneled door with traditional knocker positioned under a canopy porch, set against classic exposed brickwork with courtesy lighting from a wall mounted lantern.

## Dining Room

With Amtico flooring underfoot and exposed timber beams above, natural light through a Bow window with complimentary plantation shutters highlighting the feature living flame gas fireplace within a brick recess with oak mantel and stone tiled hearth. Alcoves either side with one side having a wall-mounted coat rack with space-saving storage over head. Stairs rising to first floor and square arch through to the

## Sitting Room

With views of the church through a Georgian style glazed panel door, wall lights, plantation shutters and door down to

## Kitchen

Cantilever style stairs with central steel backbone and timber handrail leads you down into the old bakery kitchen, set beneath a brick barrel ceiling with arched recesses from the old bakery kilns. With timber shaker style base units with fitted drawers, straight edged quartz worktop with double Belfast sink set below a lunette window, A built in electric fan Delonghi oven with four ring gas stove and illuminated extractor above, integrated fridge, radiators, bespoke cupboard doors allow space saving storage that houses the washing machine and dryer allowing space for small table and chairs.

## Bedroom One

Stairs rising to reveal the top floor with exposed beams, radiator, array of storage cupboards, plantation shutters to the front window.

## En-Suite

Through a folding door, you find a heated chrome towel rail, paneled bath with tiled splashback, exposed timber beams with awning window overlooking the abbey fields, low level WC with pedestal wash hand basin with mixer tap

## Bedroom Two

Sash window to the fore with exposed beams above, radiator, wall lights with door to

## En-Suite

Recently refurbished contemporary en-suite with walk in mains fed shower with dual attachments, glass panel screening and extractor above. Floor standing two drawer cabinet wash hand basin with mixer chrome tap and mirror above with full height tile splashback, chrome towel radiator, LED spotlights, low level wc with further in-built storage cupboard.

## Bedroom Three

A sash window to the fore with views over the Church of St. Nicholas, radiator, storage cupboard housing the Worcestershire Bosch boiler with further shelving.

## Rear Garden

South facing low maintenance courtyard garden with attractive views over the Church, laid with stone paving. Timber constructed kitchenette complementing the main home with led spotlights, base units, electric heating. Separate WC containing LED spotlights, electric triton wash hand basin, heated towel rail and low level WC. With courtesy lighting and outside patio heating with outside electric sockets and awning.

## Parking

There is a resident parking permit scheme costing £25.00 per vehicle (can apply for up to 3 permits per household) located on the old high street. In addition a secondary resident parking scheme within the Abbey Fields car park is also available 24 hour a day and on a basis of 7 days a week and residents can apply for up to 2 resident parking season tickets at a cost of £40 each.

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

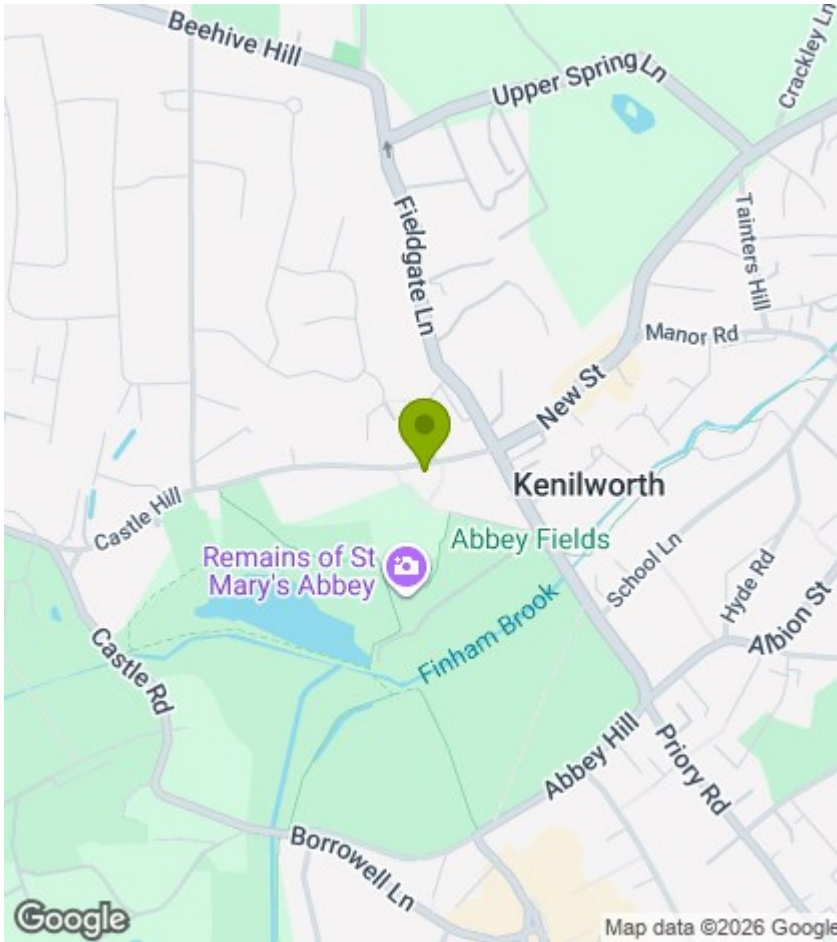
Virgin

## Tenure

Property is Freehold

## Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



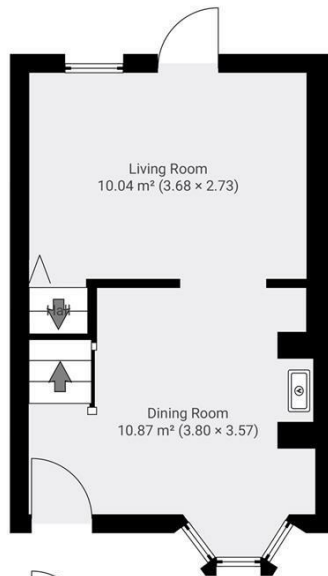
**DETAILS**  
Total area: 76.65 m<sup>2</sup>  
825.05 sq.ft



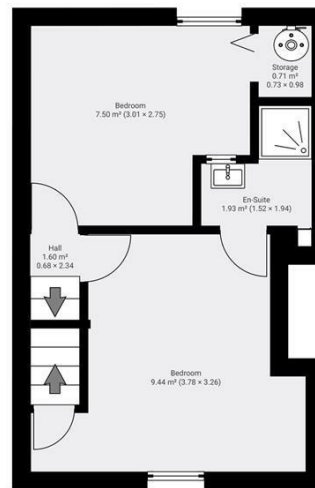
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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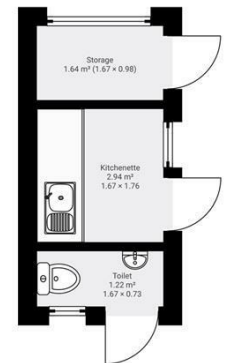
### ▼ Ground Floor TOTAL AREA: 21.37 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 21.17 m<sup>2</sup>



### ▼ External TOTAL AREA: 5.79 m<sup>2</sup>



### ◀ Basement • Level 1 TOTAL AREA: 8.63 m<sup>2</sup>

