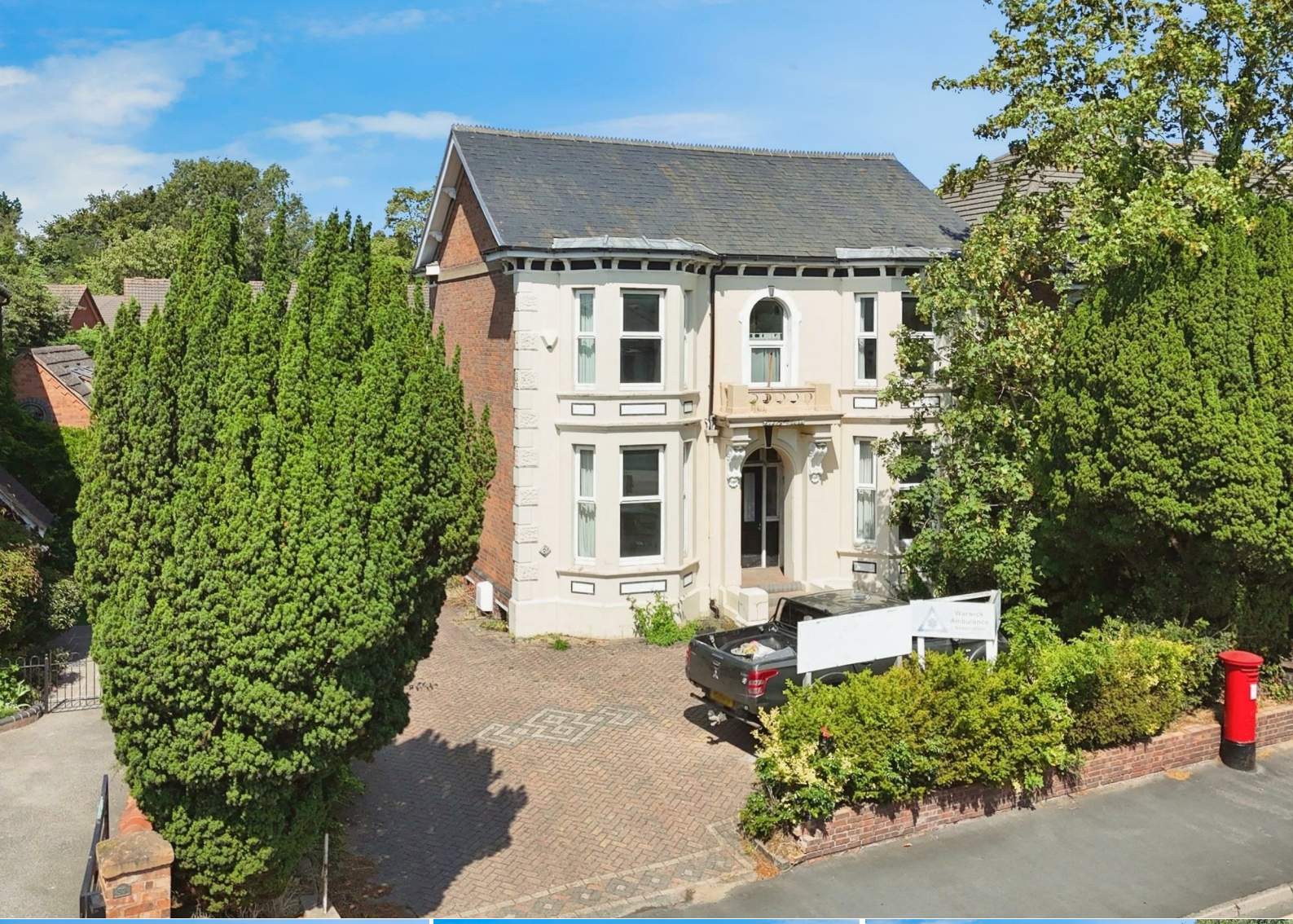
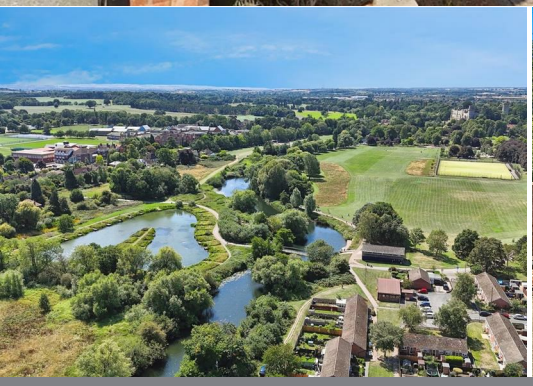
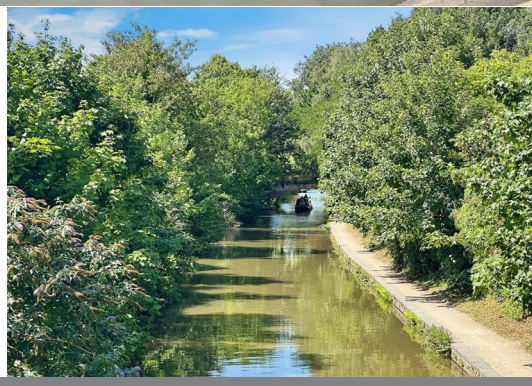








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The property has now been converted to a residential property, so it will now be open to buyers pursuing the property with a residential mortgage.

An exciting and rare chance to acquire a substantial Victorian detached residence of around 3,200 sq. ft., brimming with history and character, and offering enormous scope for transformation. This impressive twin double bay-fronted property could be lovingly restored into a glorious Victorian revival home, showcasing all the charm, elegance, and grandeur of the period. Alternatively, subject to planning permission, there is potential to create luxury, high-end apartments within this opulent building – an outstanding investment or development opportunity.

It's in the details…

A Rare Opportunity in the Heart of Warwick – A Victorian Gem with Limitless Potential

The property currently comprises 10 generously proportioned rooms, along with a bathroom and separate WC across the ground and first floors. There's also a two-chamber cellar – ideal for wine storage or conversion – and a large loft space that could be developed, subject to planning.

Externally, the front and side offer a block-paved driveway and ample parking space, with the rear garden currently concreted to provide extensive additional parking (having once served as the HQ for the Ambulance Service). There is also a brick-built outbuilding with further scope for use or conversion, and in our opinion, the property could be extended subject to planning approval.

The Location
Situated just by the canal in the historic town of Warwick, this property enjoys a prime and highly sought-after location. The area is perfect for families, with Emscote Primary School and Coten End Primary School both nearby. You'll find supermarkets, local shops, and charming coffee houses on your doorstep, with the beautiful St Nicholas Park just a short stroll away – offering green open spaces, riverside walks, and leisure facilities.

Warwick itself is steeped in history, with its world-famous Warwick Castle, quaint streets, independent boutiques, and a thriving food scene. Excellent transport links put Leamington Spa, Coventry, and Stratford-upon-Avon within easy reach, while commuters benefit from nearby motorway links and direct train services to Birmingham and London.

Why This Property Stands Out
Owning a Victorian villa of this scale is an opportunity to preserve and enjoy architectural beauty from a bygone era – think high ceilings, grand bay windows, and period detailing. Whether you choose to restore it into a breathtaking family home or transform it into sought-after high-spec apartments, the rewards – both personal and financial – could be extraordinary.

A property of this stature, in such a prime location, rarely comes to market. This is your chance to combine history, prestige, and investment potential in one remarkable package.







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The Leamington Property Expert

GROSS INTERNAL AREA
FLOOR 1: 392 sq. ft, 36 m², FLOOR 2: 1,136 sq. ft, 105 m²
FLOOR 2: 1,753 sq. ft, 162 m², TOTAL: 3,281 sq. ft, 303 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

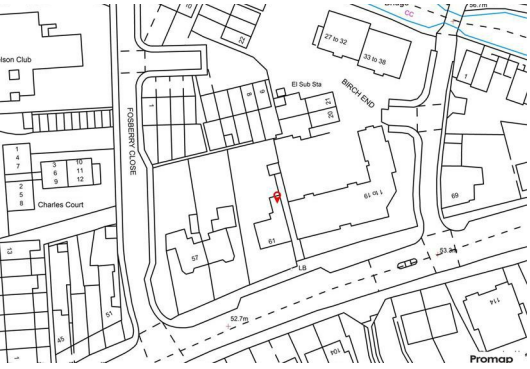




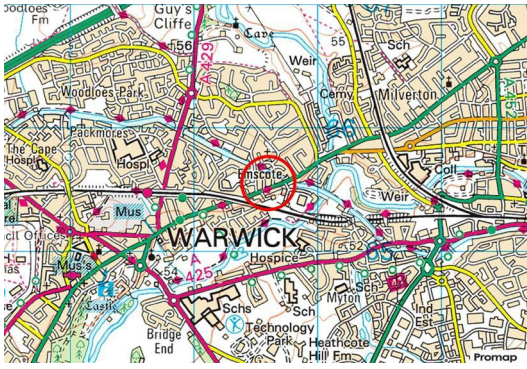




- Detached Victorian Villa
- Or Convert To Apartments - STPP
- Bathroom & WC
- Large Loft Space
- Massive Potential
- Potential To Renovate
- 10 Rooms Total
- Two Chamber Cellar
- Huge Parking
- No Chain

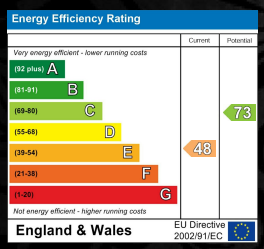






EMSCOTE ROAD, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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