



JULIE PHILPOT
RESIDENTIAL



Barnclose | Castle Road | Kenilworth | CV8 1NH

Situated on a private road in one of Kenilworth's most exclusive and picturesque locations, overlooking open fields and just moments from the historic Kenilworth Castle, Barnclose offers a rare chance to acquire a completely renovated and beautifully extended semi-detached property blending timeless charm with modern luxury.

£765,000

- Four Bedrooms, Two Reception Rooms
- Stunning Open Plan Kitchen
- Spacious & Flexible Family Living
- High Specification Throughout



FULL DESCRIPTION

This exceptional home has been thoughtfully remodelled and modernised throughout, offering flexible accommodation with up to four bedrooms and two reception rooms. At the heart of the property is an impressive open-plan kitchen/family room with high-end finishes and expansive bi-fold doors that flood the space with natural light and offer seamless access to the beautifully landscaped rear garden.

A separate utility room and stylish ground floor shower room provide practicality, while the elegant lounge leads through to a striking feature archway - a nod to the home's original character - that once served as the main entrance. Upstairs, the generous main bedroom enjoys direct access to a Juliet balcony with elevated views over the garden and surrounding countryside. Two further double

bedrooms are also located on the first floor, while a versatile fourth room on the ground floor is currently used as a study, making it ideal as a guest bedroom, home office or playroom. The adjacent shower room offers excellent potential to be incorporated as an en-suite to this room, as originally intended. With only a stud partition separating the two rooms, the conversion would be relatively straightforward, and the existing hallway access to the shower room could also be retained if preferred.

The ground floor side extension has been built with foundations engineered to support a second storey, providing scope for further expansion, subject to necessary planning consents. To the front of the property, a detached storage shed offers excellent potential to be converted into a garage or studio, also subject to planning.

Additional features include a large stone-chipped driveway offering extensive off-road parking, and the benefit of this being the first time Bamclose has been available on the open market - a truly unique and stylish home in an idyllic setting with the convenience of nearby amenities in Kenilworth Town Centre.

DOOR TO ENTRANCE HALL

With underfloor heating, porcelain tiled flooring, inset ceiling spotlights and quality replacement glazed doors leading off to all rooms.

GROUND FLOOR BEDROOM/STUDY

11' 8" x 8' 4" (3.56m x 2.54m)

This room has underfloor heating and has also been used as an additional reception room or study area so offers great flexibility.

GROUND FLOOR SHOWER ROOM

Having underfloor heating, large walk-in shower enclosure with inset mains-fed shower, low level w/c and vanity sink unit storage cupboard beneath, splashback tiling over and porcelain tiled flooring.

ELEGANT FRONT LOUNGE

23' 8" x 14' 7" (7.21m x 4.44m)

With deep bay window, TV aerial point, two radiators and inset ceiling spotlights. Double opening part glazed doors lead to:

INNER RECEPTION HALLWAY

With useful understairs storage cupboard, staircase leading to the first floor, radiator and feature arched opening that once served as the main entrance to the original house.

STUNNING OPEN PLAN KITCHEN/FAMILY ROOM

23' 2" x 11' 8" (7.06m x 3.56m)

Magnificent open plan living perfect for entertaining with direct access via bi-fold doors to the delightful composite decked seating area and west facing rear garden with open countryside views. The kitchen area is a particular feature with bespoke high gloss contemporary units with complementary quartz and formed work surfaces. Large central breakfast island with inset Zanussi induction hob and ample drawer and base units beneath. Extensive range of contrasting wall mounted cupboards and drawer units with integrated appliances including eye level oven and grill, microwave and dishwasher. Inset sink unit with mixer tap over, two Velux windows, inset ceiling spotlights and porcelain tiled floor with underfloor heating.

FAMILY ROOM

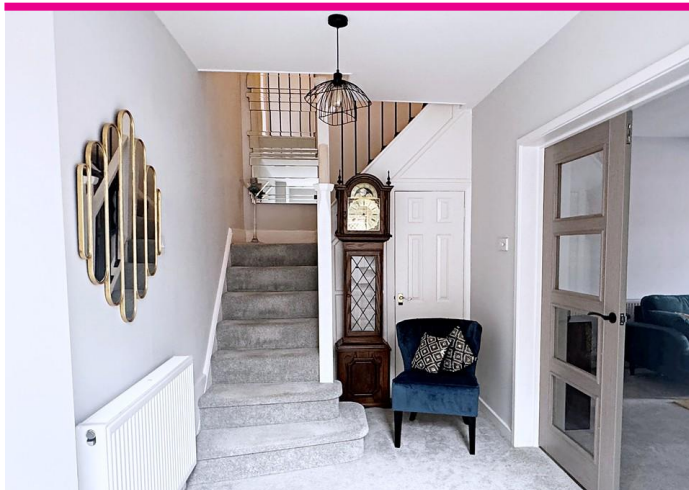
15' 3" x 12' 8" (4.65m x 3.86m)

A beautiful room with plenty of natural light having full height French windows and double opening doors leading out to the delightful rear garden and composite decked seating/entertaining area. There is a feature chimney breast recess, tv aerial point, inset ceiling spotlights and porcelain tiled flooring.

UTILITY ROOM

5' 7" x 8' 4" (1.7m x 2.54m)

Accessed off the main entrance hall with underfloor heating, cupboard, drawer and wall units to compliment the fitted kitchen with contrasting work surfaces and space and plumbing for automatic washing machine/dryer. Porcelain tiled flooring and side entrance door.





FIRST FLOOR LANDING

With radiator and access point to loft space.

BEDROOM ONE

12' 8" x 14' 8" (3.86m x 4.47m)

A particularly spacious main bedroom with built-in double wardrobe with storage cupboards above, radiator and double opening doors leading to the Juliet balcony with extensive views over the rear garden and open fields.

BEDROOM TWO

9' 1" x 11' 6" (2.77m x 3.51m)

Having double built in wardrobe cupboard, radiator and further space for freestanding wardrobe or furniture.

BEDROOM THREE

12' 3" x 8' 5" (3.73m x 2.57m)

A further double bedroom located to the front of the property with radiator and dual aspect windows.

LUXURY FAMILY BATHROOM

7' 6" x 7' 0" (2.29m x 2.13m)

Being part tiled in modern and complimentary ceramics and fitted with a white modern suite comprising low level w/c, vanity sink unit with cupboard beneath, panelled bath with mixer tap over and walk-in shower enclosure with inset mains fed shower. With a long ladder style modern radiator/towel rail and porcelain tiled flooring.

OUTSIDE

FRONT DRIVEWAY

The property is set back from the road behind

double opening gates leading to an extensive driveway providing ample parking for several vehicles

DETACHED STORAGE SHED

12' 1" x 8' 6" (3.70m x 2.60m)

Offering excellent potential to be converted into a garage or studio, subject to the necessary planning or building regulation approval.

REAR GARDEN

Gated access at the side leads to the lovely and private rear garden which is a special feature of the property with stunning views over farmland. There is an area of shaped lawn with mature and well stocked borders and in addition there is a large outdoor composite decked area perfect for 'AL fresco' dining and outdoor entertaining.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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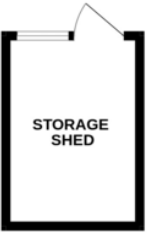
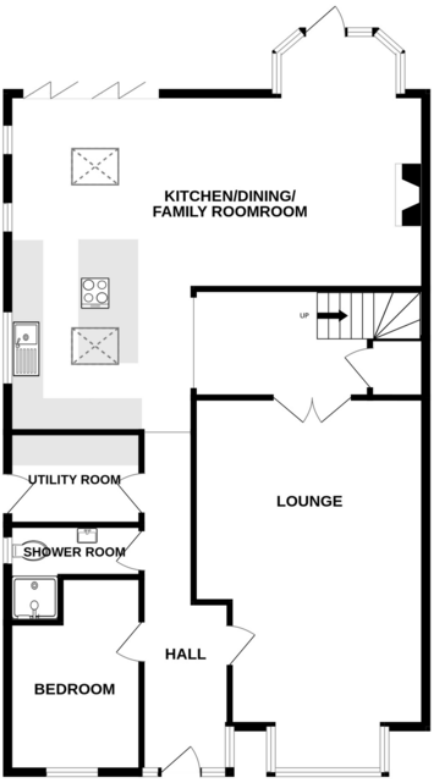
This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

GROUND FLOOR
1264 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1832 sq.ft. (170.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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