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6, Mill Street, Warwick

Guide Price £600,000



A rare opportunity to acquire this stunning, three-bedroom Grade II listed home, ideally positioned in one of Warwick's most sought-after settings. Nestled along a picturesque cobbled street, the property enjoys an enviable location just moments from Warwick town centre, with its excellent range of independent shops, cafés and historic landmarks.

The beautifully presented accommodation briefly comprises a spacious sitting room, a guest cloakroom and a contemporary dining kitchen with bi-fold doors opening directly onto a west-facing courtyard garden. On the first floor is a superb principal bedroom featuring a vaulted ceiling with exposed timber beams and an en-suite shower room,

together with two further bedrooms and a separate luxury shower room, which also serves as an en-suite to the guest bedroom.

Location

Mill Street is undoubtedly one of the most attractive and highly regarded addresses in the county. The cobbled street leads from the main entrance to the foot of the magnificent medieval castle, Warwick Boat Club and St Nicholas Park are within strolling distance, and the bustle of this historic country town is within a few minutes' walk. Early viewing is recommended.

Approach

Through a part-glazed leaded light entrance door with fitted shutter into:

Spacious Sitting Room

19'3" x 15'5" narrowing to 12'4" (5.89m x 4.71m narrowing to 3.76m)

A beautifully presented and characterful living room, featuring exposed ceiling beams and a central fireplace with an inset log burner, the space offers a warm and inviting atmosphere ideal for both relaxing and entertaining. On either side of the fireplace are bespoke, hand-crafted fitted cabinets that provide stylish storage and a cleverly integrated media solution, finished in a classic shaker style with contrasting





solid-wood worktops. The units offer a timeless look that complements the room's character. The adjacent open log store adds character and is perfectly positioned for the wood-burning stove. A staircase rises elegantly to the first floor, with a cleverly designed wine storage area beneath, adding a unique and sociable touch. Natural wood flooring runs throughout, downlighters and wall lights, two radiators, a secondary-glazed leaded-light window to the front aspect with fitted shutters, and beautifully crafted bi-fold internal doors lead through to the adjoining kitchen/dining space.

Cloakroom

Porcelanosa white suite comprising WC with a concealed push-button cistern, tiled display area over, and a

mirror-fronted double-door storage cabinet. Wall-hung wash basin, chrome heated towel rail, Porcelanosa tiled floor, downlighters and extractor fan.

Dining Kitchen

14'7" x 11'10" (4.45m x 3.61m)

A beautifully appointed kitchen fitted with a comprehensive range of matching base and eye-level units, complemented by quartz worktops and upstands. An inset ceramic sink is paired with an Insinkerator instant hot water tap, while a full suite of integrated appliances includes a Neff induction hob with extractor over, Neff oven with warming drawer and combination oven above, dishwasher, washing machine, pull-out bin and corner carousel unit. A sleek, integrated

Miele fridge/freezer sits adjacent.

The space is finished with porcelain tiled flooring incorporating underfloor heating which runs through into the courtyard garden for a nice indoor-outdoor flow, inset downlighting and ceiling speakers, creating a superb modern living environment. A double-glazed window overlooks the rear, whilst bi-fold doors open directly onto the west-facing courtyard garden, ideal for indoor-outdoor living.

Further benefits include a concealed Viessmann gas-fired boiler.





First Floor Landing

Access to roof space with a loft ladder, boarding and electric light. Exposed wall beams, built-in cupboard housing the Tempest unvented hot water cylinder. Doors to:

Bedroom One

16'2" x 12'5" max (4.93m x 3.80m max)

A beautifully presented principal bedroom featuring a vaulted ceiling with exposed timber beams, creating a wonderful sense of character and space. The room is generously proportioned and filled with natural light through two leaded-light windows on the front aspect. Fitted with bespoke full-height wardrobes providing ample hanging space and storage, and a radiator. Door to:

En-Suite Shower

A modern white suite with chrome fittings, comprising a WC with concealed cistern and a wall-hung wash basin with storage drawers below. There is a large, fully tiled shower enclosure with a rainfall shower and a separate handheld attachment, recessed niche for added practicality and a glazed screen. Further features include a chrome heated towel rail, Porcelanosa tiled flooring with underfloor heating, downlighting and an extractor fan.

Bedroom Two

10'3" into wardrobes x 8'6" (3.14m into wardrobes x 2.61m)

Built-in full-height twin double-door wardrobes, radiator, and leaded-light window to the rear aspect and an interconnecting door to the Shower Room.

Bedroom Three/Study

10'2" x 5'10" (3.12m x 1.79m)

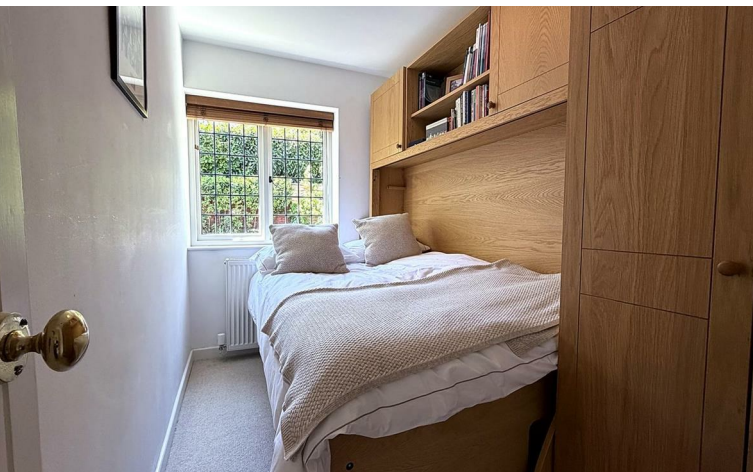
A radiator and a leaded light window to the rear aspect.

Shower Room

A stylish and contemporary shower room, finished to a high standard with sleek tiling throughout. Featuring a walk-in rainfall shower with a glass screen and a separate shower attachment. Porcelanosa WC with a concealed cistern, wash basin with storage cupboard below. Porcelanosa tiled walls and flooring, chrome heated towel rail, downlighters, extractor fan and skylight.

Courtyard Garden

A beautifully landscaped and private rear garden, thoughtfully



designed across multiple levels to create a series of attractive seating and planting areas. The main patio provides an ideal space for al fresco dining and entertaining, with direct access from the house, enhancing indoor-outdoor living.

Well-stocked raised beds and terraced borders showcase a variety of mature shrubs, ornamental trees and seasonal planting, adding colour, texture and year-round interest. Timber sleepers and natural stone retaining walls give structure to the space, while a striking wrought iron spiral staircase and steps connect the different tiers, adding both practicality and a charming architectural feature.

The garden enjoys a high degree of privacy, enclosed by established greenery, and offers a peaceful, low-maintenance retreat perfect for both relaxing and socialising.

[Parking](#)

On-street parking is available on Mill Street. Residents are eligible for two parking permits, plus one visitor permit. The street falls within Zone W5, with permits currently priced at £25 each.

[Tenure](#)

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

[Services](#)

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

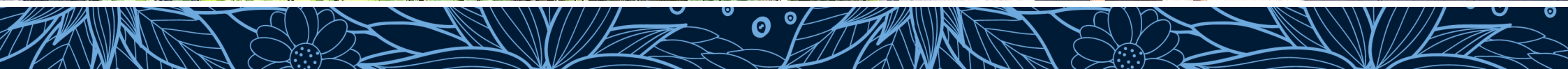
[Council Tax](#)

The property is in Band "F" - Warwick District Council

[Postcode](#)

CV34 4HB







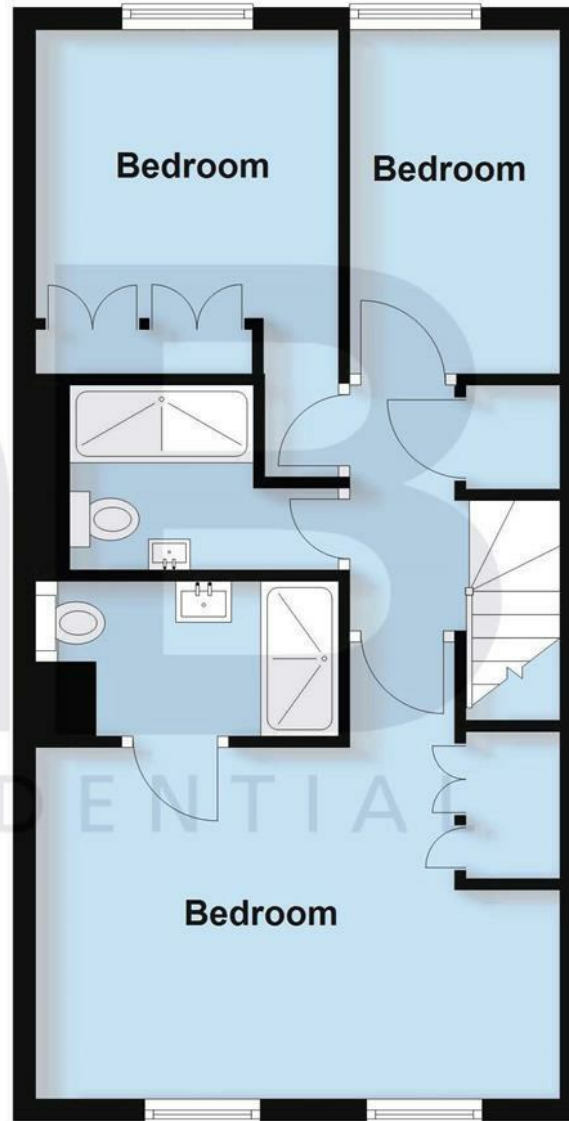
Ground Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN