



## High Street, Kenilworth

£450,000

- A Superb Three Bedroom Cottage In Old Town Kenilworth With No Chain
- Reception Hall
- Breakfast Kitchen
- Bathroom With Shower
- Rear Garage With Parking Off Elmbank Road
- Recessed Entrance Porch
- Energy Rating C - 69
- Three Good Bedrooms
- Attractive Rear Courtyard Style Garden
- Warwick District Council Tax Band D

# High Street, Kenilworth CV8 1LZ

An incredibly rare opportunity to acquire a Grade II listed home set in the very heart of Old Town Kenilworth, steeped in history and formerly the Red Lion Public House. Perfectly positioned just moments from the picturesque Abbey Fields and a short stroll from Kenilworth Castle, the property offers a wonderful lifestyle where historic surroundings, green open spaces, a wealth of bars, eateries and everyday amenities are quite literally on your doorstep.

Offered with vacant possession and no onward chain, the home further benefits from the rare advantage of a rear garage with vehicular access from Elmbank Road, providing secure parking in this highly sought-after central location.

The cottage has been freshly redecorated and recarpeted throughout, allowing a purchaser to move straight in and enjoy. The well-proportioned and versatile accommodation comprises a welcoming entrance porch, reception hallway, a charming living room and a spacious breakfast/dining kitchen — ideal for relaxed day-to-day living.

To the first floor are three generous bedrooms, served by a separate three-piece white bathroom,

Externally, the property enjoys a delightful courtyard-style rear garden, thoughtfully landscaped with a variety of mature shrubs, plants and small trees, creating a private and tranquil outdoor retreat — perfect for morning coffee or quiet afternoons outdoors.

With gas-fired central heating and a layout that is easy to manage yet generously proportioned, the property is particularly well suited to downsizers or early retirees seeking a characterful home in a walkable, community-focused location, where shops, cafés, countryside walks and historic landmarks are all close at hand.



Council Tax Band: D



### Recessed Entrance Porch

Featuring a quarry-tiled entrance, a ceiling light, a doorbell, and a frosted glazed door with a matching full-height window leading into the

### Reception Hall

With a ceiling light, a temperature control clock for the central heating, exposed beams, a smoke alarm, a radiator, and stairs rising to the first floor, there is also a useful storage cupboard with fitted shelving that houses the electric and gas meters as well as the electric fuse board.

### Sitting Room

With a walk-in secondary glazed window to the front offering views towards 'The Pound', there are two radiators, two wall lights, two ceiling lights, and a TV point.

### Breakfast Kitchen

Off the hall, with three steps and a panelled, multi-paned door, is the breakfast kitchen, comprehensively fitted with a range of oak-fronted base and wall units, featuring marble-effect rounded edge work surfaces with ceramic tiled splashbacks. It includes a single drainer stainless steel sink with a chrome mixer tap, a Belling electric cooker with four rings, an oven, and a grill. There's space and plumbing for a washing machine, as well as space for an under-counter fridge. A cupboard conceals the Vaillant combi boiler servicing the hot water and central heating. The kitchen is illuminated by two ceiling strip lights and has cushion flooring, double glazed windows, and a matching multi-paned door leading to the garden. It also boasts a large walk-in pantry with a range of shelves and a light, plus space for a large breakfast/dining table, a side window, and a wall light.

### First Floor Landing

Split-level first L-shaped landing featuring an oak bannister and spindles, a ceiling light, a smoke alarm, and access to an insulated and part-boarded loft space with a retractable ladder. It includes a Velux roof window with a fitted blind and a built-in airing cupboard with a lagged copper cylinder and slatted shelving.

### Double Bedroom One

With a secondary glazed bay window to the front featuring a fitted cushioned seat with a cupboard below, a multi-paned window to the rear, a radiator, and exposed beams.

### Double Bedroom Two

Featuring two built-in double wardrobes with hanging space and shelving, exposed beams, a ceiling light with a center rose, and a radiator.

### Bedroom Three

With double-glazed windows to the rear, a radiator, ceiling light, built-in pine wardrobes with hanging space and shelving, along with matching cupboards above.

### Bathroom

With a three-piece white suite featuring a low-level W.C., pedestal wash hand basin, and a panelled bath equipped with a mains-fed chrome mixer tap and shower attachment, grab handles, ceramic tiled walls to half height, a heated chrome towel rail, a frosted double-glazed window to the side, ceiling light, and a cushioned vinyl floor.

### Courtyard Rear Garden and Garage

The north-facing garden is mainly paved and features planted borders on both sides. It leads to the garage at the rear, which can be accessed through a door from the garden. The garage provides storage and parking space, along with an additional driveway that accommodates one vehicle in front of the garage, which has an up-and-over door.

### Front

To the front of the property is a recessed porch with entrance door.

### Tenure

The property freehold.

### Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Fixtures & Fittings

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

### Virtual Staging

Please note that this property has been virtually staged in certain rooms.



## Viewings

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

## EPC Rating:

C

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>		69	80
(55-68) <b>D</b>			
(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	



LOCATION  
High Street

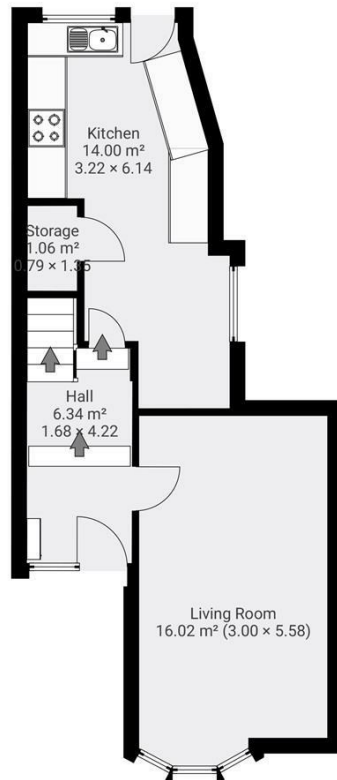
DETAILS  
Total area: 110.69 m<sup>2</sup>  
1191.45 sq.ft



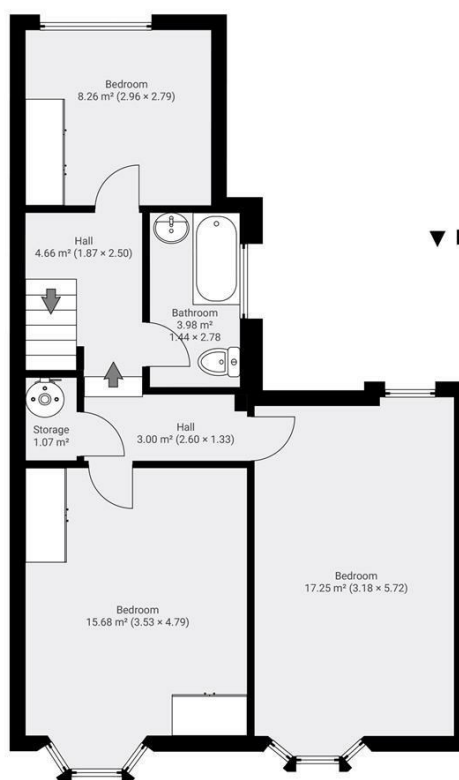
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. 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.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:79

### ▼ Ground Floor TOTAL AREA: 37.41 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 53.85 m<sup>2</sup>



### ▼ External TOTAL AREA: 19.43 m<sup>2</sup>

