

Peter Clarke

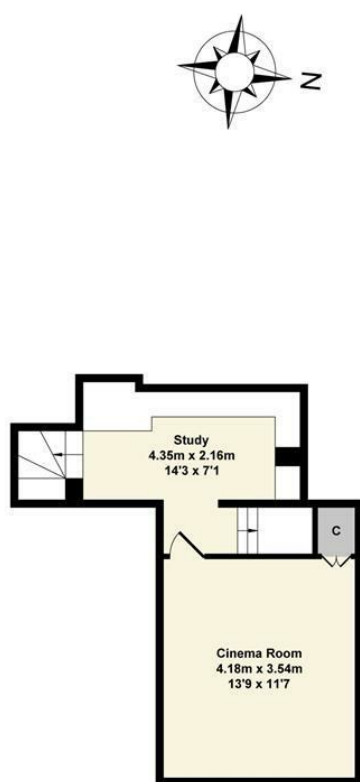
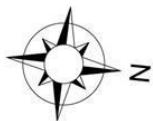


The Old Dairy, 4 Lewis Road, Radford Semele, Leamington Spa, CV31 1UB

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Total Approx. Floor Area 247.10 Sq.M. (2660 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



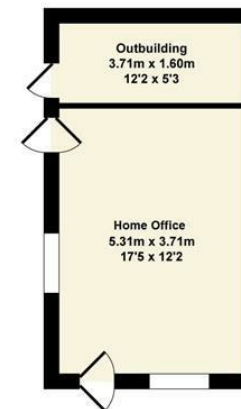
Cellar
Approx. Floor Area 32.60 Sq.M. (351 Sq.Ft.)



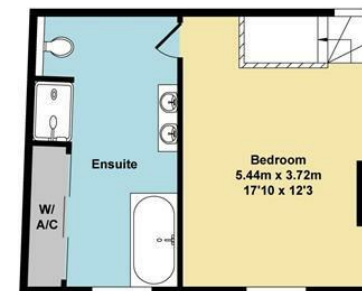
Ground Floor
Approx. Floor Area 87.10 Sq.M. (938 Sq.Ft.)



First Floor
Approx. Floor Area 64.30 Sq.M. (692 Sq.Ft.)



Outbuilding
Approx. Floor Area 26.0 Sq.M. (280 Sq.Ft.)



Second Floor
Approx. Floor Area 37.10 Sq.M. (399 Sq.Ft.)



- Beautiful Georgian former farmhouse
- Offering four large double bedrooms
- Family bathroom, master en suite and dressing room
- Large bespoke kitchen/dining room
- Generous living/dining room and conservatory
- Study and home cinema room
- Brick built garden office/studio
- Wall enclosed and lawned rear garden
- Grade II Listed
- EPC Rating F



Offers In Excess Of
£750,000

This beautifully appointed, incredibly spacious and fantastically positioned former Georgian farmhouse is located in the popular village of Radford Semele and lies within easy reach of Leamington town centre and its fantastic local amenities. Having well proportioned and beautifully presented interior accommodation, briefly comprising large open plan kitchen/dining room with feature fireplace, spacious cloakroom and guest WC, well proportioned living/dining room and a generous conservatory. To the lower ground floor, we have a built in study and utility and a wonderful home cinema room with fantastic brick barrelled ceiling. To the first floor are three generous double bedrooms, a dressing room and a well proportioned family bathroom with a staircase leading to the principal suite. To the second floor is the main bedroom and an en suite. This features a large double room with dual aspect windows, spacious four piece en suite bathroom and dressing area. Outside, the property boasts a plot of approximately 0.1 acre with enclosed inner courtyard to the front of the property and beautiful walled rear garden with brick built converted stable block now comprising a useful garden storage area and wonderful and adaptable home studio/home office. Internal viewing is highly recommended to appreciate the size, quality and adaptability that this fantastic family home has to offer and is strictly by appointment only.

APPROACH

Accessed from Lewis Road, with a small canopy porch covering a timber and glazed front door opening in to:

DINING PORTION OF THE KITCHEN/DINING ROOM

This large open plan Kitchen/Dining room features part flagstone flooring and ceramic tiled flooring, has a centrally mounted feature log burning stove and inglenook fireplace, exposed ceiling timbers and windows to front, side and rear elevations. In addition to this large and adaptable dining area, there is also a

SOLID WOOD KITCHEN

comprising a range of bespoke wall and base mounted units with contrasting granite work surfaces over, inset ceramic Villeroy + Boch one and a half bowl sink and drainer with chrome monobloc tap. There is a freestanding Rayburn range cooker, but in addition to this there is also a counter-top mounted halogen hob and fan assisted electric oven. Completing the picture, we also have an integrated full size dishwasher and space for a large upright fridge freezer. From here, the kitchen leads through to a cloakroom with stairs going down to the office and cinema rooms. Secondary staircase also going down to the converted basement and further internal timber door leading to inner hallway.

CLOAKROOM

Accessed from the Kitchen/Dining Room, this spacious cloakroom has a vaulted ceiling and double glazed sash window to the front elevation. With timber and glazed access doors leading to both front courtyard and rear garden, with a further internal timber door leading to the guest WC.

GUEST WC

featuring a white suite with low level WC, wall mounted wash hand basin and ceramic tiling to floor and splashbacks. Obscured window to the rear elevation.

INNER LOBBY

having stairs rising to the first floor, flagstone flooring and internal timber and glazed door leading through in to the:

LIVING/DINING ROOM

This expansive reception room has ample space for living and dining furniture, and features large timber planked flooring, feature fireplace with built in storage shelving and cabinetry, rear facing windows with french doors opening in to the:

CONSERVATORY

This beautifully appointed traditional style conservatory is constructed with low level brick walls to three sides and timber and double glazed panels over. Having pitched glass roof, ceiling mounted lighting, ceramic tiled flooring and French doors giving views and direct access on to the paved rear terrace and lawned garden beyond.

LOWER GROUND FLOOR

To the lower ground floor are two fully converted rooms. The first is being utilised as a home office and utility area; the second is the home cinema.

STUDY

This well appointed and versatile study area comprises an integrated work station, including built in desk, a series of useful display shelving and large counter top area. Under this, you have space and plumbing for both washing machine and tumble dryer, with engineered oak flooring and secondary staircase leading back up to the dining portion of the Kitchen/Diner. With timber door and step leading through in to:

HOME CINEMA

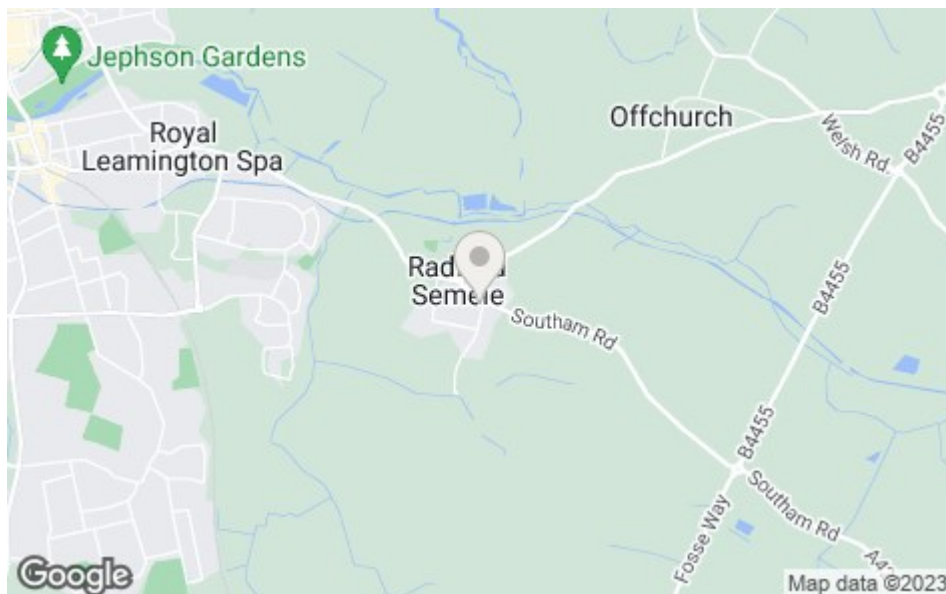
This stunning barrelled ceiling home cinema features engineered oak flooring and has an outstanding original brick lined barrelled ceiling, central heating and wall mounted lighting.

FIRST FLOOR LANDING

having stairs rising from ground floor inner lobby and leads to three generous double bedrooms and a well proportioned family bathroom. With secondary staircase leading up to







second floor and the principal suite. Having a solid timber door opening in to:

BEDROOM TWO

This large double bedroom comprises a spacious dressing room area with integrated display shelving and storage cupboard, centrally mounted feature fireplace with a large archway leading through into the bedroom. The bedroom is a generous double room featuring a triple fronted built in storage wardrobe providing both shelving and hanging storage space with integrated chest of drawers. There is a rear facing timber framed double glazed window and loft access hatch leading to loft storage area.

FAMILY BATHROOM

comprising a white suite with low level WC, pedestal mounted wash hand basin and panelled bath with chrome fittings and mains fed shower over. Having ceramic tiling to all splashback areas and a double glazed timber framed window to the side elevation.

BEDROOM THREE

Another large double bedroom providing ample space for a king size bed with a large double fronted built in storage wardrobe and front facing original sash window. Stripped timber floorboards and ceiling mounted lighting.

BEDROOM FOUR

The smallest of the bedrooms in this property is still a large double and features integrated display shelving and dressing table, built in storage wardrobe, stripped timber floorboards, ceiling mounted lighting and front facing sash window.

SECOND FLOOR

A private staircase leads up to the:

PRINCIPAL SUITE

comprising a large double bedroom and en suite bathroom and dressing area.

PRINCIPAL BEDROOM

This large double bedroom provides ample space for king or super king bed if so required and has dual aspect windows to both front and rear elevations. Stripped timber floorboards, ceiling mounted lighting, central heating radiator, exposed brick wall and timbers, and solid wood door opening in to:

INCREDIBLE EN SUITE BATHROOM

This beautifully appointed and incredibly spacious en suite bathroom with shower and dressing area comprises a four piece suite with low level WC and enclosed cistern, his 'n' hers vanity unit mounted wash hand basins with chrome fittings, freestanding double ended bath and over-sized double shower cubicle with mains fed shower. Having stripped timber floorboards, ceiling mounted lighting, ceramic tiling to all splashback areas and large triple fronted built in storage wardrobe. Front facing sash window and loft access hatch leading to further loft storage area.

OUTSIDE

To the front of the property, there is available off-road parking for two vehicles, whilst situated behind a double wrought iron style gate is a useful enclosed courtyard area providing ideal storage for motorcycle, push bikes or trailer. This benefits from block paved flooring and outside tap.

WALLED REAR GARDEN

To the rear, accessed from the cloakroom and the conservatory, is a beautifully maintained and private walled rear garden comprising large paved dining terrace with integrated seating and well proportioned mature lawned garden with well stocked plant and shrub borders and beds. Further to this, there are two additional decked rear terraces, a timber framed greenhouse and the garden benefits from exterior tap. In addition, we also have

OUTBUILDING/HOME OFFICE

which is a brick built former stable block featuring a well proportioned and secure garden store with loft access hatch, power and lighting, and a spacious fully converted home studio or office having double glazed windows to both front and side elevations, built in wall mounted heaters, ceiling mounted lighting and power supply. With oak flooring and two built in windows seats. This adaptable space has been used as a yoga studio, office and arts studio over the years and would make an adaptable and fantastic home working space.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains Gas, Electric, Water and Drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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