

Peter Clarke



10 York Road, Leamington Spa, Warwickshire, CV31 3PR



Approximate Floor Area = 336 sq m / 3617 sq ft



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- A substantial and characterful period property
- Highly regarded riverside position overlooking the River Leam towards the Pump Room Gardens
- Easy walking distance to town centre, amenities and railway station.
- Fabulous opportunity to acquire a "forever" family home
- Three generous sized reception rooms
- Six double bedrooms and four bathrooms
- Basement - great storage area
- Single garage with parking for two cars in the back lane to the rear and on-street parking to the front
- Beautiful walled garden with patio area
- Perfect to make something really special



Price Guide £1,100,000

A substantial and characterful six-bedroom period property in a highly regarded riverside position, overlooking the River Leam just a short walk to Leamington Spa town centre and the Railway Station. It is close to shops, schools, parks and transport links. This delightful and spacious property would make an ideal family home, combining character, space and a prime location.

The property retains many original features and period details, complemented by generous living space arranged over four floors. The fantastic accommodation, although indeed of a little updating in places, includes three reception rooms six well-proportioned bedrooms and four bathrooms together with a useful basement.

Outside, to the rear there is a pleasant walled garden, a single garage and space to park two cars in the lane to the rear, while the riverside setting to the front provides a beautiful outlook.

#### RECEPTION HALL

A welcoming Reception Hall with beautiful stained glass window to side.

#### DRAWING ROOM

An elegant room with high ceiling, large bay window to front with stunning stained glass inset and feature fireplace.

#### DINING ROOM

A beautiful room having feature fireplace with wooden surround, high ceiling, character features and French doors to garden.

#### SITTING ROOM

A versatile and cosy room with feature brick wall and door leading to:

#### KITCHEN/BREAKFAST ROOM

Being the heart of the property having a mains gas Aga, a range of floor and wall cupboards, double

drainer sink unit, windows to the side and French door to garden.

#### FIRST FLOOR

##### PRINCIPAL BEDROOM

A beautiful, generous sized room having a feature fireplace, door to Balcony and views over the River towards the park.

##### EN-SUITE JACK AND JILL BATHROOM

Accessed from the Principal Bedroom and the landing this room has a deep bath, bidet, wash hand basin and low level WC. There is also a good sized storage cupboard/wardrobe.

##### BEDROOM TWO

Currently used as the Music Room by the vendors, this room has a feature fireplace and window overlooking the rear of the property.

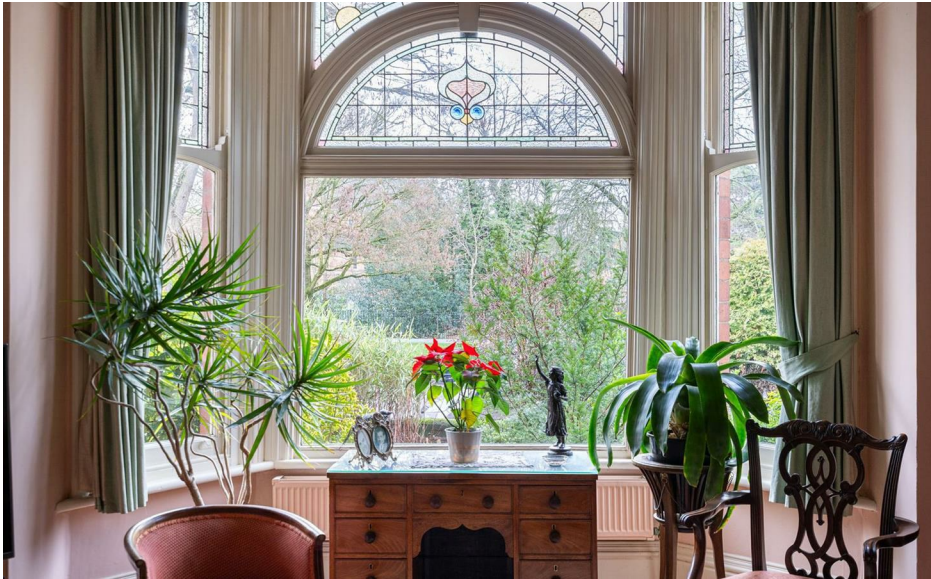












#### CLOAKROOM

Having low level WC

#### BATHROOM

Having bath, wash hand basin and window to side

#### BEDROOM THREE/STUDY

Currently used as a Study, this room has a feature fireplace and overlooks the rear garden.

#### SECOND FLOOR

#### BEDROOM FOUR

With windows to front, feature fire place and En-Suite Shower Room off.

#### BEDROOM FIVE

Having a dual aspect and door to:

#### EN-SUITE BATHROOM

With bath, wash hand basin and low level WC.

#### BEDROOM SIX

Accessed via a small staircase with feature fireplace and window to rear.

#### BASEMENT

Two areas with fireplace and plenty of storage space.

#### SINGLE GARAGE

With windows on two sides and inspection pit.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should 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 G

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

**VIEWING:** By Prior Appointment with the selling agent, Peter Clarke Estate Agent Leamington Spa

**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.







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