



30, Portland Street, Leamington Spa

Price Guide £1,150,000





An outstanding opportunity to acquire an exceptional Grade II listed Regency townhouse providing well modernised, four bedroomed accommodation arranged over five floors, including a most impressive open plan living/kitchen arrangement and first floor drawing room with balcony. The property has been sympathetically modernised and improved to retain much of the property's original features and is pleasantly situated in this highly regarded town location.

#### Portland Street

Is a popular and convenient tree lined location, situated close to the town centre, within easy reach of all local facilities and amenities including shops, schools, private schools and a variety of recreational facilities, including nearby Jephson

Gardens, and the local railway station is within easy reach. This particular road comprises many fine period dwellings and has consistently proved to be much sought after.

Believed to have been originally constructed in the 1830's this impressive Grade II listed Regency townhouse, provides spacious well-modernised four bedroomed accommodation, sympathetically improved to retain much of the property's character features. The impressive well-fitted open plan living/kitchen arrangement, first floor drawing room and well fitted bathrooms being particularly noteworthy.

The property is conveniently situated within Portland Street,

enjoying the benefit of a pleasant "town" garden, which does have potential vehicle access if so required. The property is offered to an excellent standard of presentation and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

#### Entrance Hall

With timber panelled entrance door, with glazed panel, oak flooring, period style radiator, staircase off, original balustrade.

#### Rear Hall

With timber and glazed panelled door to rear garden.







#### Utility Room

8' x 4'7" (2.44m x 1.40m)

With built-in cloaks cupboard, range of base cupboard and drawer units with granite worktops and returns, built-in sink unit, appliance space, plumbing for automatic washing machine, vented for tumble dryer with custom units over, sash window.

#### Sitting Room

13'3" x 15'4" (4.04m x 4.67m)

With period fireplace, with marble mantle, cast iron grate with tiled insert, gas real flame effect fire and connection, slate hearth, sash window, coving to ceiling, ceiling rose, two radiators, custom built base unit with shelves over, folding timber panelled connecting doors leading to the...

#### Study

11'7" x 12'3" (3.53m x 3.73m)

With period style fireplace with marble mantle and gas real flame effect fire, slate hearth, sash window, coving to ceiling, central ceiling rose, two radiators, extensive range of custom built furniture incorporating cupboards, extensive shelving with alcoves also containing custom built cupboards.

#### Staircase from the Reception Hall

Leads to the Lower Ground Floor including hallway with large walk-in store off, built-in shelves units.

#### Cloakroom/WC

With pedestal basin, tiled splashback, mixer tap, low flush WC, radiator, useful understair recess, Amtico flooring.

#### Impressive Re-Fitted Living/Kitchen

25' x 15'4" (7.62m x 4.67m)

Being Travertine tiled floor, twin French doors to rear garden, sash window to front elevation, extensive range of custom built base cupboard and drawer units, with granite work surfaces and returns, inset Belfast sink unit with mixer tap, additional "flex" mixer tap, built-in wine cooler and dishwasher, further range of high level cupboards, Rangemaster range, inset to former fireplace with integrated extractor hood over, matching peninsular unit with raised circular unit with timber working surface/breakfast bar, spotlights and further fireplace recess feature, alcove, fitted shelves, radiator. With space for dining table/sofas.





Stairs with original balustrade leads to mezzanine landing, and separate WC, low flush WC, radiator, Amtico flooring, corner wash hand basin, tiled splashback.

[Staircase to First Floor Landing](#)  
With radiator.

[Drawing Room](#)  
20'3" x 13'8" (6.17m x 4.17m)  
Period fireplace with marble mantel, slate hearth and gas real flame effect fire and connection, twin double French doors to original balcony with wrought iron balustrade, coving to ceiling, central ceiling rose.

[Bedroom](#)  
11'7" x 13" (3.53m x 3.96m)  
With sash window, radiator, built-in wardrobes with hanging rails and drawer unit, cupboards over, boiler cupboard containing gas fired central heating boiler and programmer.

[Stairs and Second Floor Landing](#)  
With original balustrade, radiator, understair cupboard.

[Bedroom](#)  
11' x 13' (3.35m x 3.96m)  
Alcove with fitted shelves, sash window, radiator.

[Family Bathroom](#)  
With pedestal wash hand basin and mixer tap, double ended roll top bath with ball and claw feet, mixer tap with shower

handset and hose, low flush WC, separate corner shower cubicle with integrated shower, Amtico flooring.

[Bedroom](#)  
13'6" x 11'6" (4.11m x 3.51m)  
With sash window, radiator.

Landing gives access to Staircase to Fourth Floor

[Bedroom](#)  
16'9" max x 10'9" (5.11m max x 3.28m)  
With twin Velux windows, radiator, walk-in wardrobe.

[En-Suite Shower Room/WC](#)  
8' x 5'3" (2.44m x 1.60m)  
With quadrant tiled shower cubicle, integrated shower unit, shower rail and curtain, pedestal basin with mixer tap, splashback, low flush WC, radiator, Amtico flooring.





#### Outside

To the front of the property is a railed lower forecourt. To the rear of the property is a pleasant town garden of a good size, principally laid to synthetic turf, being walled with twin timber gates giving potential vehicle access, established flower borders and trees.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

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 the same whether mentioned herein or not.

#### 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 to the property including gas. NB We have not tested the central 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 these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

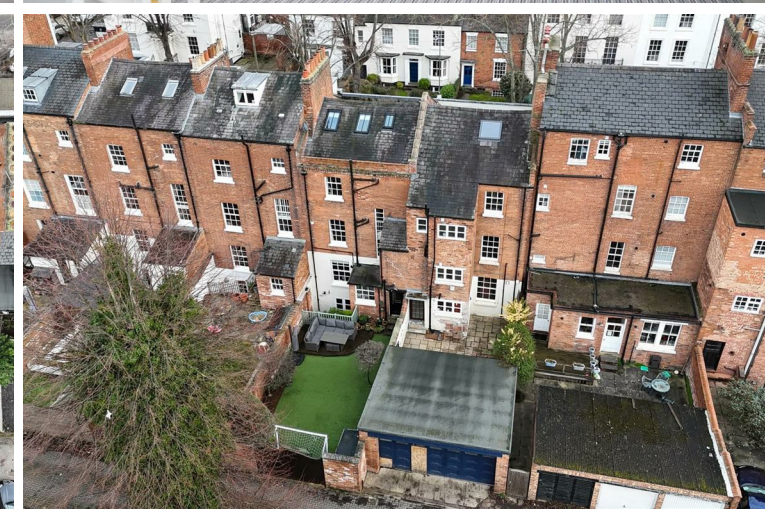
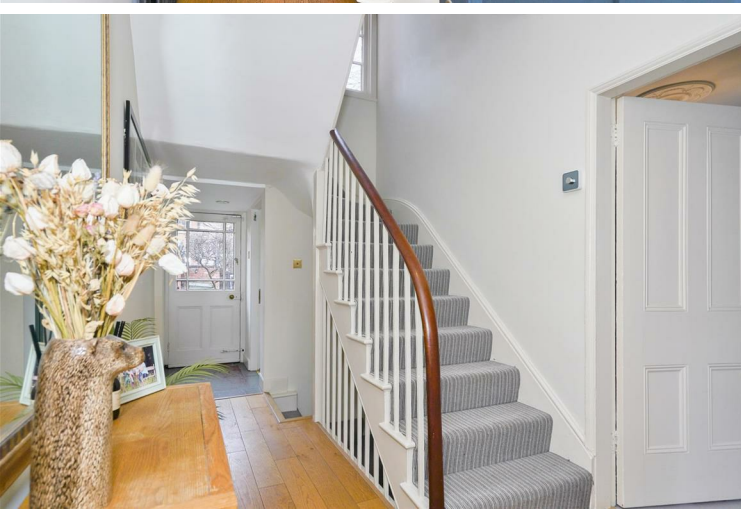
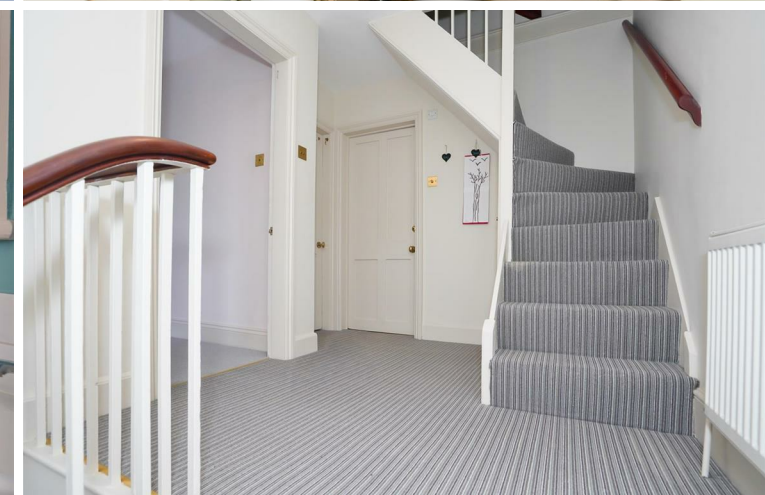
Council Tax Band D.

#### Location

CV32 5EY







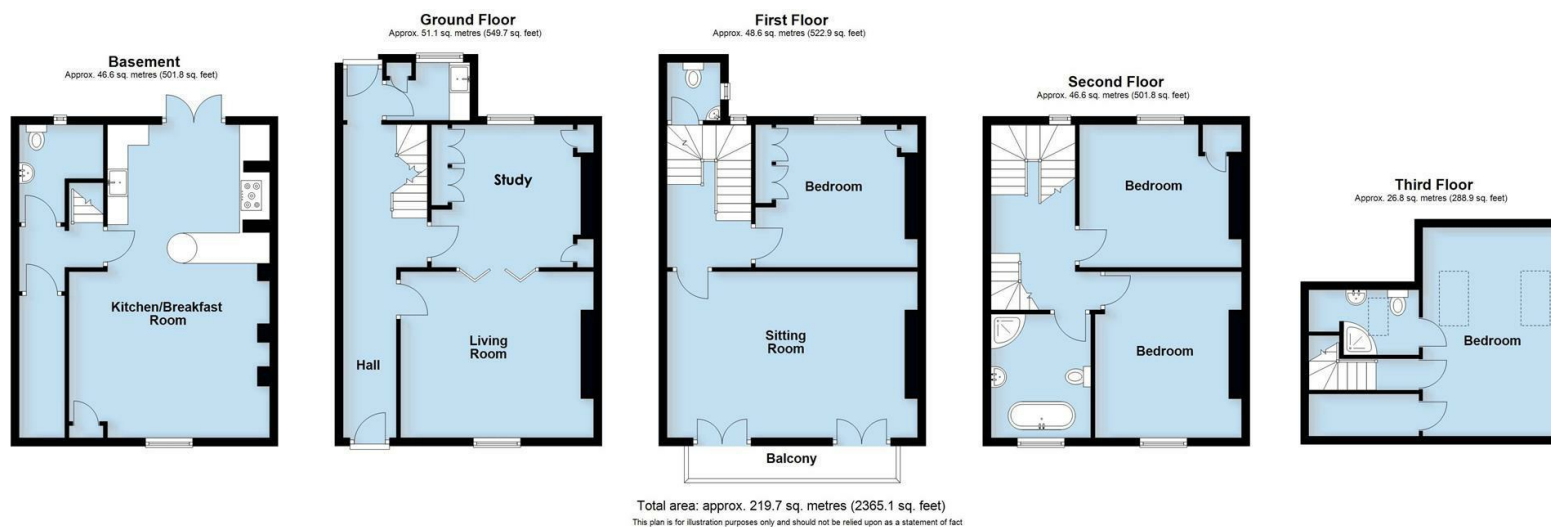






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