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**Maltings Cottage, 67, Bridge End, Warwick**





A beautifully transformed character cottage, situated in one of the most attractive and sought-after settings in South Warwickshire, within the highly desirable Bridge End area of Warwick. The stylishly appointed accommodation briefly comprises a welcoming reception hall and an impressive open-plan living/dining room featuring a wood-burning stove and twin bi-fold doors, creating a wonderful space for both everyday living and entertaining. There is also a well-proportioned breakfast kitchen with hand-painted units, a utility room and a guest cloakroom. On the first floor, the principal bedroom benefits from a luxury en-suite shower room, while the guest bedroom also enjoys its own en-suite. Two further bedrooms are served by a luxurious main bathroom.

Outside, the property enjoys a good-sized rear garden designed for

ease of maintenance, laid mainly to paving with well-stocked borders and a raised entertaining terrace to the rear. Offered for sale with no upward chain. Energy rating E.

#### Location

Bridge End offers a village-like atmosphere in a truly historic setting, with parts of the area set along the banks of the River Avon and at the foot of Warwick Castle. The historic county town centre of Warwick is within a short walk, while the excellent amenities of Royal Leamington Spa are also easily accessible. The area is particularly well served by highly regarded state and private schools, including Warwick Prep, Warwick School and King's High School.

#### Approach

Through part leaded light glazed entrance door into:

#### Welcoming Reception Hall

Natural stone floor covering the entire ground floor, period-style radiator, exposed brickwork, downlighters, and ceiling beam. Opening to the Living Room and door to the Kitchen, oak staircase with glass balustrade rising to the First Floor Landing.

#### Impressive Living Room

22'9" x 18'1" (6.94m x 5.53m)

A spacious reception room featuring a striking projecting chimney breast with rustic exposed brick sides, incorporating a raised recessed cast-iron wood-burning stove with beam mantel above. The room is further enhanced by inset downlighters, three period-style radiators, under-stairs storage, and a recessed display alcove with exposed brick detailing. A leaded-light double-glazed window provides natural light, while two sets of leaded-light double-glazed bi-fold doors open onto the garden.





#### Breakfast Kitchen

24'0" x 9'10" widening to 10'3" (7.33m x 3.00m widening to 3.13m)

An attractive range of hand-painted base and eye-level units with wooden worktops and matching upstands, incorporating a ceramic Belfast-style double-bowl sink with Grohe mixer tap and matching drainer. Integrated appliances include a dishwasher, wine cooler and fridge/freezer, together with a Rangemaster Professional cooker with induction hob and concealed extractor hood over. Further features include two period-style radiators, inset downlighters, and three leaded-light sealed-unit double-glazed windows to the front elevation. Door leading to:

#### Utility Room

5'11" x 5'10" (1.81m x 1.8m)

Wooden worktop and upstands with space and plumbing for a tumble dryer and a washing machine. Wall-mounted cupboard housing the Glow-worm gas-fired boiler, period-style radiator, leaded-light window to the rear aspect, door to WC, and a casement door leading to the shared side passage.

#### Cloakroom

White suite comprising WC, wash basin with chrome mixer tap, chrome heated towel rail, extractor fan and downlighters.

#### First Floor Landing

Downlighters, period-style radiator, exposed-brick chimney breast, skylight. Doors to:

#### Bedroom One

17'2" x 11'0" (5.25m x 3.37m)

Two Period style radiators, built-in full height twin double door wardrobes, both with drawers below, additional storage cupboards, leaded light windows to the side (enjoying views of the Castle) and rear aspect. Door to:

#### En-suite Shower

Luxury Porcelanosa white suite with chrome fittings comprising a wall-hung wash basin with mixer tap, matching WC, and chrome heated towel rail. There is also a wide tiled shower enclosure fitted with a chrome shower system, incorporating a rainfall shower head and a separate hand attachment, with a glazed shower screen. Further features include fully tiled walls and floor, extractor fan, inset downlighters, skylight, and a shaver point.





#### Bedroom Two

12'7" x 11'6" (3.86m x 3.51m)

Bespoke fitted wardrobes with hanging rail, drawer and storage space, downlighters, and a leaded-light double window to the front aspect. Door to:

#### En-suite Shower

Porcelanosa white suite with chrome fittings comprising Porcelanosa WC, wall-hung wash basin, tiled shower enclosure with a chrome shower system with a rainfall shower head and a separate shower attachment. Shaver point, chrome heated towel rail, downlighters, extractor fan, fully tiled walls and floor and a leaded-light glazed double window to the rear aspect.

#### Bedroom Three

13'6" x 8'10" (4.12m x 2.71m)

Two-period style radiators, exposed brickwork to one wall, downlighters, and two leaded light windows to the front aspect. Access to the roof space and a built-in double-door wardrobe with a hanging rail and storage.

#### Bedroom Four

10'0" x 7'7" (3.05m x 2.32m)

Period style radiator, downlighters, built-in full height double door wardrobes with drawers below and a leaded light window to the front aspect.

#### Luxury Principal Bathroom

8'1" x 7'8" (2.48m x 2.36m)

Designed with a spa-like feel, featuring a double-ended bath with a

chrome mixer tap and telescopic shower attachment, a wall-hung wash basin with vanity drawers beneath, and a WC. There is also a tiled shower enclosure with a chrome shower system, incorporating a rainfall shower head and a separate hand attachment, with a glazed door and side screens. Further features include fully complementary tiled walls and floor, chrome heated towel rail, inset downlighters, shaver point and a double-glazed skylight.

#### Rear Garden

The property enjoys a delightful landscaped rear garden arranged over two attractive tiers, providing a lovely balance of seating, planting and privacy. Immediately adjoining the house is a generous paved terrace, ideal for outdoor dining and entertaining, with steps rising to a raised garden area bordered by brick retaining walls and well-stocked planting beds. The upper level provides a further





seating terrace beneath a mature evergreen tree, creating a sheltered and private spot for alfresco dining. The garden is attractively enclosed by a combination of brick walling, timber fencing and established hedging, with well-tended borders planted with a variety of shrubs and seasonal interest. A central ornamental feature adds character to the lower terrace, while the elevated position of the upper garden allows for pleasant rooftop views towards neighbouring period properties. Overall, the garden provides a charming and easily maintained outdoor space, perfectly suited for relaxing and entertaining.

#### Tenure

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

#### Services

All main services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is currently utilised for commercial purposes and therefore does not presently have a Council Tax banding. When last sold in 2018, the property was recorded as Council Tax Band G.

#### Postcode

CV34 6PD







### Ground Floor

Approx. 75.6 sq. metres (813.8 sq. feet)



### First Floor

Approx. 76.2 sq. metres (820.2 sq. feet)



Total area: approx. 151.8 sq. metres (1634.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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