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43, High Street, Warwick

Price Guide £525,000



43 High Street is a truly unique, two-bedroom Grade II listed townhouse, steeped in history and enviably positioned in an elevated setting overlooking the Lord Leycester Hospital and West Gate Tower. This beautiful timber-framed home dates back to the 16th century and is set within a highly regarded conservation area.

The current owners have carefully and sympathetically enhanced the property during their tenure, undertaking a programme of considered improvements, including upgrades to the exterior, ensuring the home retains its character while offering improved comfort and longevity. Energy rating D. NO UPWARD CHAIN.

Location

The property occupies a prime position close to the ancient West Gate and directly opposite the historic Lord Leycester Hospital,

forming part of the main approach into Warwick's town centre. A wide range of shops, cafés and restaurants are within easy reach, along with the medieval Warwick Castle and its beautiful grounds.

Warwick offers an excellent blend of day-to-day amenities and leisure facilities, whilst remaining highly accessible for commuters. Regular train services run from Warwick, Warwick Parkway and Leamington Spa to London Marylebone (with journey times from around 90 minutes) and Birmingham. The M40 is also conveniently accessible via Junctions 13, 14 and 15, providing links to London, the Midlands and beyond.

The area is particularly well served by a selection of highly regarded state and private schools, including Warwick Preparatory School, Warwick School for boys and King's High School, all within close proximity.

Approach

The property is accessed via a raised paved walkway down the side of the main High Street with railings. A solid wooden entrance door with a leaded light window allowing natural light in leads into the:

Entrance Lobby

Tiled floor, wall lights, double opening pine panelled Cloaks/Storage Cupboard with additional cupboard above and a natural wood latched door leads through to the:

Sitting Room

15'7" x 12'8" (4.77m x 3.88m)

Exposed timber beams frame the space, complemented by textured plaster walls that enhance the property's heritage feel. The striking herringbone wood flooring runs throughout, adding warmth and a



real sense of quality underfoot. A substantial inglenook-style fireplace with an Esse wood-burning stove, this hot plate forms a natural focal point, creating a cosy and inviting atmosphere. The room enjoys good natural light through secondary-glazed front-facing windows, two of which have timber shutters. There is a period-style radiator, wall lights and a natural wood allowing access to the cellar. There is a lovely flow through to the inner hall and staircase, adding depth and interest to the room.

Inner Lobby

Tiled floor, feature wooden turned staircase rising to the First Floor, opening to the Inner Hall and a natural wood latched door to:

Cloakroom

High-level WC, wash basin, tiled floor, exposed painted brickwork, and extractor fan.

Inner Hall

Matching slate tiled floor, period-style radiator, skylight, and wall light. Latched door to:

Breakfast Kitchen

13'10" x 10'0" (4.23m x 3.07m)

Fitted with a range of bespoke shaker-style cabinetry in a muted grey finish, the kitchen is complemented by solid-wood worktops that add warmth and contrast. A classic Belfast sink sits beneath a rear-facing window and allowing for excellent natural light, further enhanced by two large skylights overhead. The space is well laid out, offering a good balance of storage and preparation areas, including a useful dresser-style unit and integrated fridge and freezer. A Baumatic range-style cooker with a five-burner hob serves as a focal point in the cooking area. There is also an



integrated dishwasher with a marble worktop over, an eye-level cupboard housing the gas-fired boiler, and slate-tiled flooring that runs throughout, adding durability. On one side, a breakfast bar creates an informal dining or working space, ideal for everyday living. A part-glazed stable door provides access to the rear garden.

First Floor

Exposed wooden flooring and wall beams, period-style radiator, wall light and natural wood doors to:

Bedroom Two

14'3" x 10'5" (4.35m x 3.20m)

The room is rich in period charm, with exposed timber beams set against warm-toned walls, complemented by original, aged floorboards that add texture and authenticity. A feature fireplace provides a focal point, flanked by built-in storage cupboards,



including a particularly charming arched cupboard that enhances the room's individuality. A period-style radiator and a large window span much of one wall, flooding the space with natural light and framing truly exceptional views directly across to the historic Lord Leycester Hospital.

Bathroom

A truly distinctive and characterful bathroom, full of charm and individuality. Centred around a classic freestanding roll-top bath with traditional chrome fittings, the space is complemented by crisp white metro tiling to the bathing area. The room continues its period feel with exposed timbers, rustic latch doors and beautifully aged wooden floorboards underfoot. A pedestal wash hand basin sits beneath a window, allowing for natural light, while a high-level WC enhances the traditional aesthetic. Thoughtful details such as the

period-style vertical radiator, feature lighting and bespoke storage add both practicality and personality.

Second Floor Principal Bedroom

19'7" x 15'10" (5.98m x 4.85m)

A truly stunning principal bedroom, rich in character and accessed via a unique turned staircase that enhances the sense of arrival and individuality. Occupying the upper floor, the room is defined by an impressive vaulted ceiling with an abundance of exposed timbers, creating a striking architectural feature and a wonderful sense of volume. The original framework is beautifully showcased against crisp white infill, blending historic charm with a lighter, more contemporary feel. The space itself is generous and versatile, with ample room for a large bed and additional furniture, all set across wide, aged floorboards that further reinforce the property's heritage.

A central window provides a charming focal point, offering delightful rooftop views towards the historic surroundings. Additional features include traditional-style radiators, built-in wardrobes, and subtle wall lighting.

Outside

Garden Office

9'11" x 4'11" (3.03m x 1.50m)

This charming brick-built Garden Office, with a pitched tiled roof, is accessed via double-glazed, double-opening doors and features exposed timbers, power and lighting, along with double-glazed windows on either end.

Gardens

A charming and beautifully enclosed courtyard-style garden,





thoughtfully arranged to create a private and tranquil outdoor retreat. Laid predominantly with attractive, irregular stone paving, the garden has a natural, cottage-style feel, softened by a variety of established planting. Raised borders, mature shrubs, and potted plants provide colour and texture throughout the seasons, while a feature weeping "bridesmaid tree" creates a focal point and adds to the sense of calm. To the rear, a timber garden shed offers useful storage, set beyond a slightly elevated terrace. Trellis fencing and brick boundary walls enhance privacy, with climbing plants and greenery further enclosing the Space. Overall, a charming and easy-to-care-for garden, providing a tranquil area for outdoor dining or peaceful relaxation.

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. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services and 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.

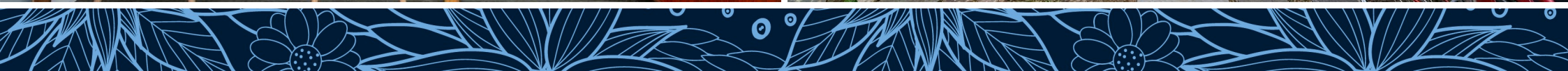
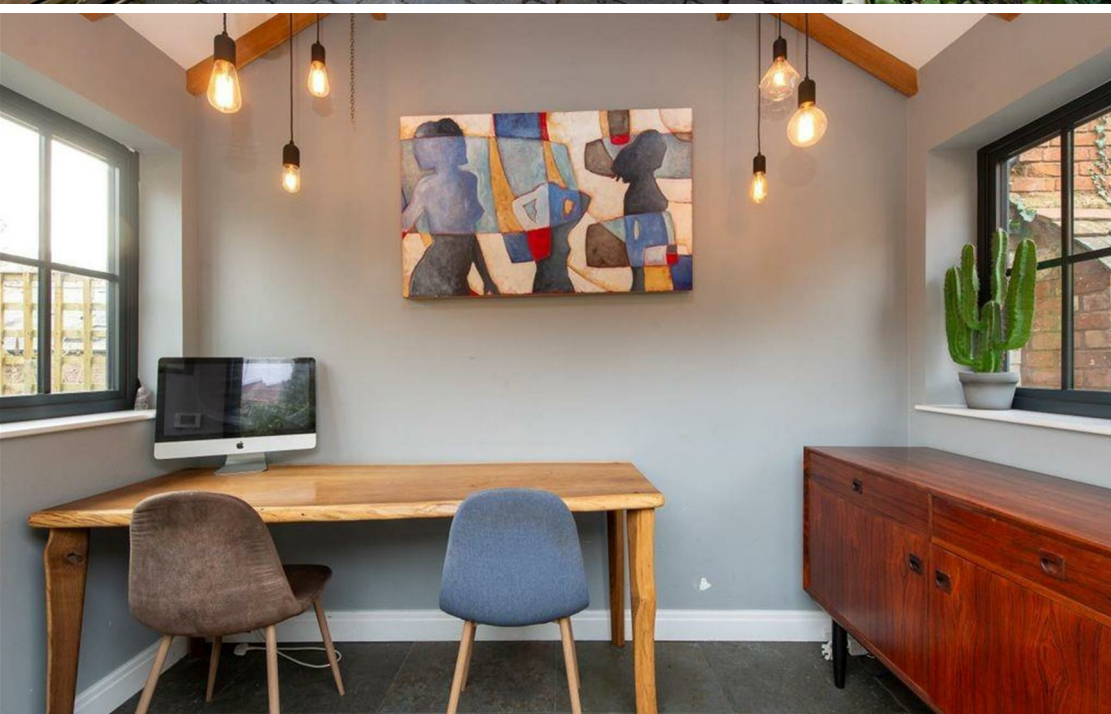
Council Tax

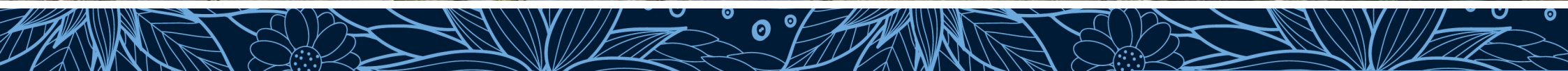
The property is in Council Tax Band "E" - Warwick District Council

Postcode

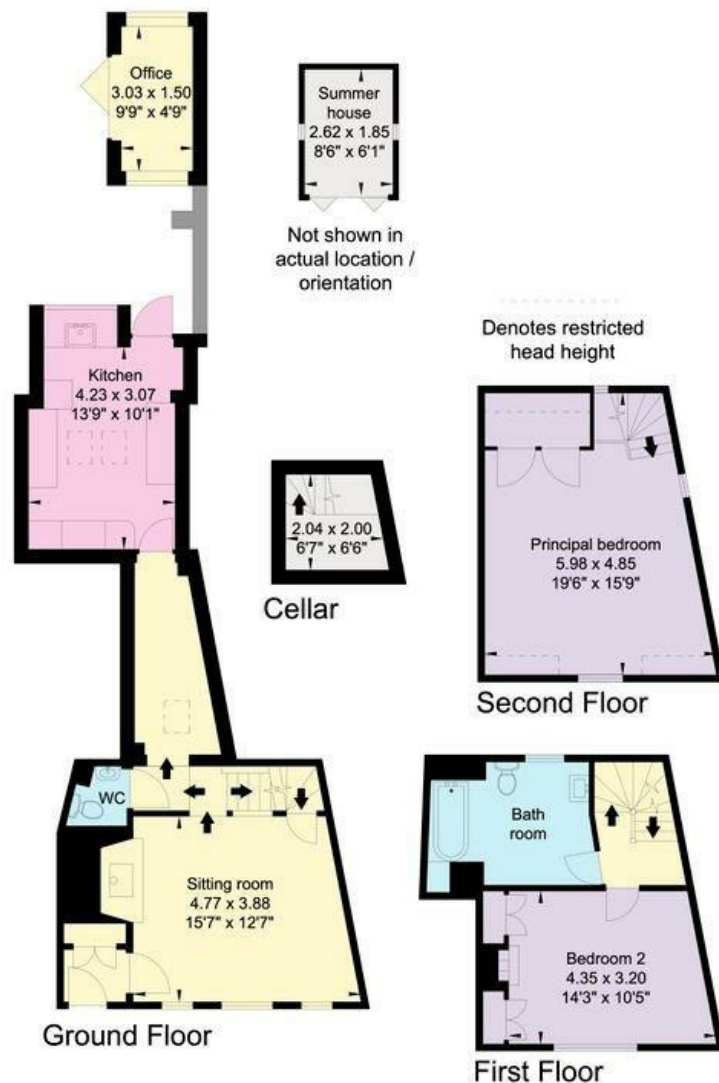
CV34 4AX







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43 High Street Warwick



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 105 sq m (1,130 sq ft)
Office/Summerhouse: 9.5 sq m (101 sq ft)
Total: 114.5 sq m (1,231 sq ft)
inc. restricted head height
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Warwick Office
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Warwick
CV34 4EL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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