

# STEPHEN PARRY

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## & COMPANY



Mill House, 52 Bridge End, Warwick, CV34 6PB

A Grade II listed 4 bedroom 3 storey period house that has been extended and refurbished, offering luxury accommodation with a coach house and situated in one of the most sought after locations in the Midlands.

## Distances

- Warwick 0.5 miles (trains to Birmingham and London Marylebone)
- Warwick Parkway 2.2 miles (trains to London Marylebone from 81 minutes)
- Royal Leamington Spa 2.5 miles (trains to Birmingham and London Marylebone)
- Kenilworth 5 miles
- Coventry 10 miles
- Rugby 16 miles
- Solihull 22 miles
- Birmingham International Airport 26 miles
- Birmingham 28 miles

*(Times and distances approximate)*

## Accommodation

Reception Hallway \* Cloakroom \* Sitting room \* Dining room \* Kitchen/Breakfast/Family room \* First floor landing with study area \* Two Bedrooms (Principle bedroom with en-suite bathroom) \* Principle bathroom \* Second floor landing \* Two further bedrooms \* Coach House incorporating Double Garaging and Bedroom Four with en-suite bathroom) \* Walled rear garden \* Brick outbuilding \*

## Location

Warwick town centre has a variety of shops and restaurants for which Warwick is noted and located on Mill Street is the Warwick Boat Club offering tennis, squash and rowing.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick

Prep and Kings High School for Girls in Warwick and Myton School. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School, the Croft Prep School, King Edward VI boys and Shottery girls grammar schools in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away and the M40 (J15) 2.5 miles away. There is an excellent rail service from Warwick station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with golf at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.





### Historical Note

Mill house is the replacement dwelling for a wooden flocking mill that once straddled the mill race that was accidentally burnt down during a pageant for Queen Elizabeth I in 1572. Local plans show timber barn structures were then built alongside the once main road into Warwick. Over many years these structures were altered and added to, eventually creating the current house. The property is believed to have been in the ownership of the Earl of Warwick's estates until recently (there have only been 3 owners spanning in excess of 400 years!). Records suggest that previous residents and uses of the house include the home to an Italian countess, the Earl's car and carriage collection and workshop together with the Earl's chauffeur and his family. It is reputed that King Edward VIII garaged his car at Mill House where he met his long time mistress Countess Daisy Greville for clandestine meetings.

### The Property

A rare opportunity to purchase a Grade II listed 4 bedroom 3 storey period house that has been skillfully extended and refurbished by the current owners, offering luxury accommodation with a coach house and situated in one of the most sought after and picturesque locations in the Midlands. The property skillfully blends a number of period features to include original leaded light windows, original exposed ceiling and wall beams with modern



features such as oak framed double glazing, Villeroy & Boch sanitary wear, Porcelanosa sanitary wear, marble and limestone flooring. The property is presented for sale to an exceptionally high standard.

An original timber front door with two windows provides access to the entrance Porch. The entrance porch has two original leaded light windows overlooking front elevation and a doorway to the entrance hall. The entrance hall has exposed ceiling beams, staircase to the first floor landing, limestone natural stone floor and doors to the under stairs storage cupboard, cloakroom, sitting room and dining room. The sitting room has a leaded light window overlooking front elevation, exposed ceiling beam, open brick fireplace with solid fuel stove, tiled hearth, central heating radiator and second door to entrance hall. The dining room has a leaded light window overlooking the front elevation, exposed ceiling beam, feature fireplace and second door to the entrance hall. The cloakroom is fitted with a white contemporary suite to comprise

Villeroy & Boch wash hand basin, wall hung wc and limestone floor. The kitchen/breakfast room/family room is the heart of the house. The kitchen area has a double glazed window overlooking the rear elevation, refitted wall and base units with solid oak work surfaces, inset double Belfast sink, gas Aga, central island with granite work surfaces, inset electric hob, fitted electric oven, dishwasher, Miele fridge and freezer, space and plumbing for washing machine and tumble dryer, ceramic Porcelanosa tiled floor and open access to the breakfast area. The breakfast area has a double glazed part glass ceiling, double glazed windows overlooking the rear garden, oak double glazed doors to the rear garden, ceramic tiled floor with open access to the family area. The family area has oak double glazed windows overlooking the rear garden, oak double glazed doors to the rear garden and ceramic tiled.

The first floor landing has exposed ceiling and wall beams, staircase to the second floor landing, timber doors to bedrooms one, two, the bathroom and

open access to the study area. The study area has a leaded light window overlooking the front elevation and a timber door to the attic area above the workshop/garage that subject to the relevant building regulations could be converted into a fifth bedroom with en suite if required. The principal bedroom has a double glazed Juliet window overlooking the rear and side elevations, access to a walkin wardrobe and a door to the en suite bathroom. The luxury en suite bathroom has a double glazed window overlooking the rear elevation, a contemporary Porcelanosa white suite comprising wash hand basin, wc, shower cubicle with Grohe fitted shower, central heating towel rail and natural marble tiling to the walls and floor. Bedroom two has a leaded light window overlooking the front elevation, exposed ceiling beams, cast iron fireplace and fitted storage cupboard. The luxury principal bathroom has a double glazed window overlooking the rear elevation, Villeroy & Boch contemporary white suite comprising double wash hand basins, bath, shower cubicle with Grohe fitted shower, wc,



central heating towel rail and natural marble tiling to the walls and floor.

The second floor landing has fitted storage cupboards and doors to bedrooms three and four. Bedroom three has a leaded light window overlooking the front elevation. Bedroom four has a leaded light window overlooking the front elevation, a double glazed skylight overlooking the side elevation, a rear window overlooking the rear elevation and the room is divided into two by an exposed beam making it an ideal teenager's room.

### Outside

To the front of the property are small low and shrub flower bed with box hedging and access to the coach house/garage.

The garage/coach house has the original 1920's sliding vehicular timber doors, central heating boiler, network IT patch panel (linked to all rooms), timber and glazed door to rear garden and timber door to the office. Planning permission has been granted to convert the coach house/garage into additional accommodation subject to the relevant building regulations if required. The office has a window overlooking the rear elevation and garden, exposed ceiling and wall beams, exposed brickwork, and a solid fuel stove and network IT infrastructure.

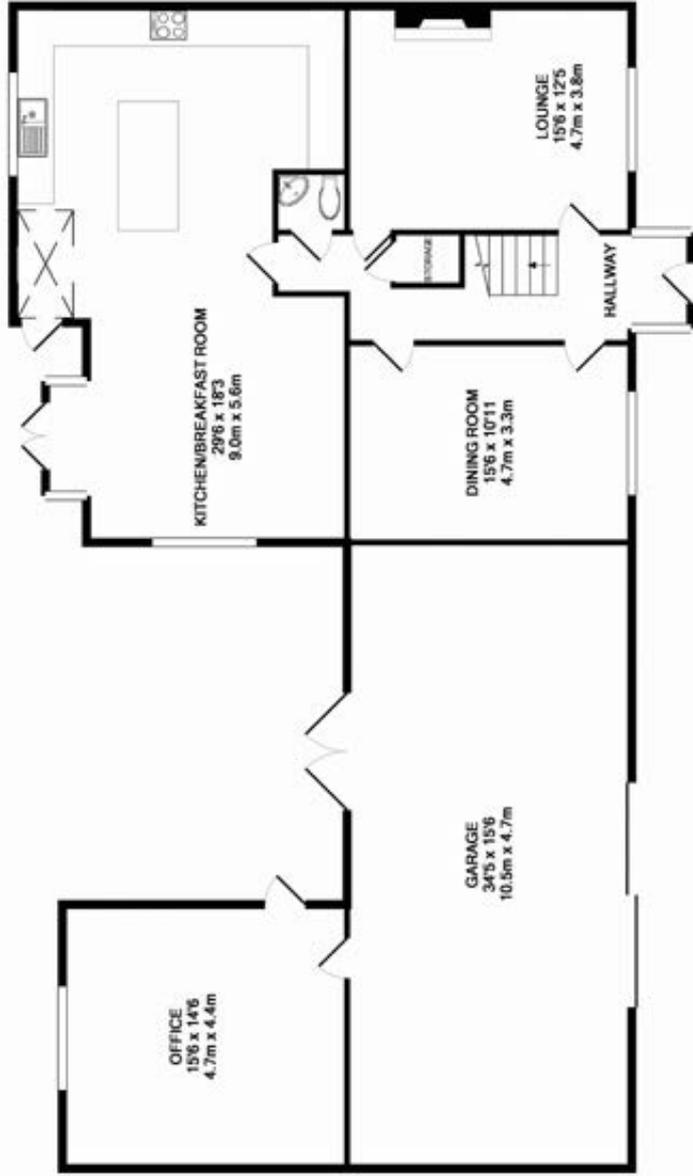
The room above has been partially converted with a new floor and hand made oak double glazed window with direct views to the castle.

Planning permission was granted on 17/03/2016 `for the erection of a single storey rear extension and conversion of part of garage and attic space to form ancillary guest accommodation. Amendment to application W06/1652`.

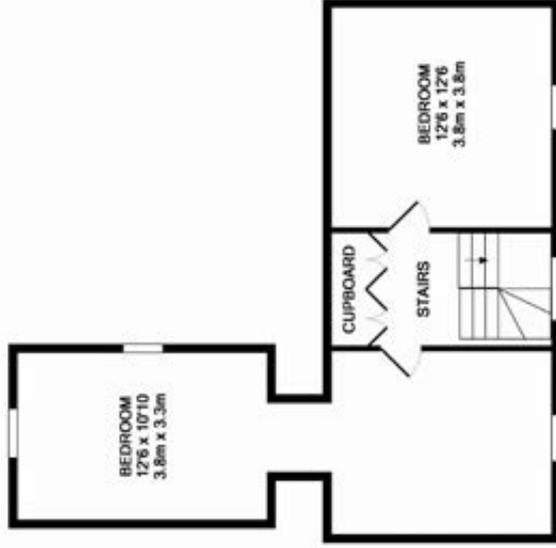
The rear garden has a brick wall to all three boundaries, blue brick patio area adjoining the house, established flower and shrub borders with pathways, fruit trees, a detached brick store, an external wc and views of Warwick Castle.



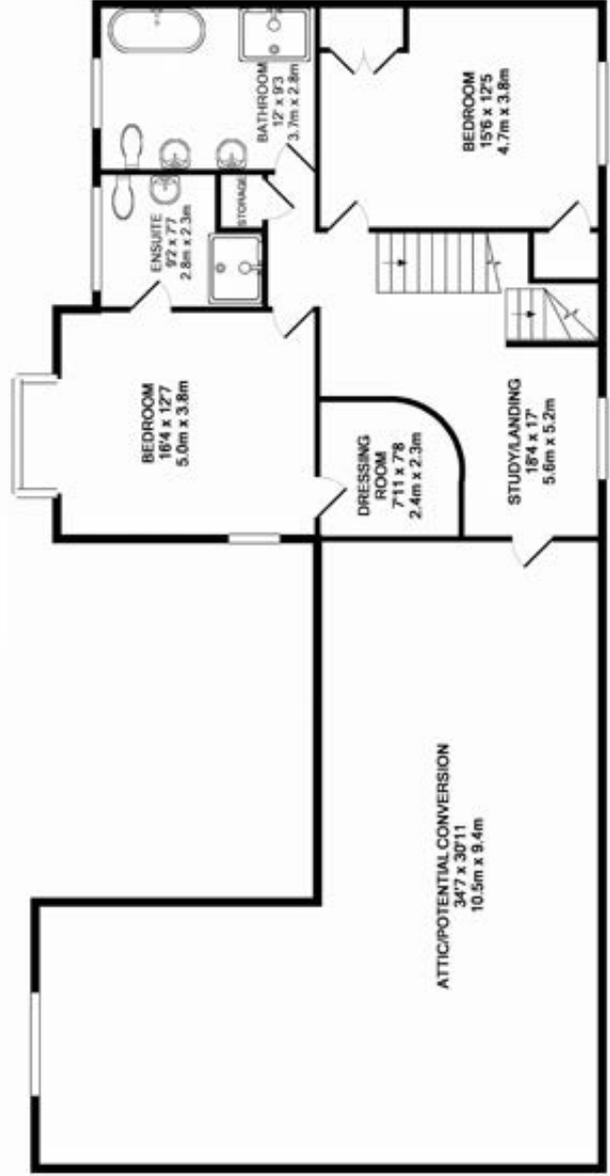




GROUND FLOOR  
APPROX. FLOOR  
AREA 136 SQ.FT.  
(161.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1611 SQ.FT.  
(149.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3951 SQ.FT. (368.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 final measurements and details should be based on the actual measurements and no guarantee as to their availability or efficiency can be given.

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#### **Tenure**

The property is Freehold.

#### **Services**

Mains electricity, water, gas and drainage are connected to the property. Broadband is fibre to the end of the road with copper to the house, download speeds are 50Mb/s.

#### **EPC (Energy Performance Rating)**

NA

#### **Local Authority**

Warwick District Council  
+44 (0) 1926 410410.

#### **Fixtures and Fittings**

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

#### **Viewing**

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

#### **Directions**

From the M40 Junction 15, take the exit signposted Warwick Town Centre proceed on the Strafford Road and onto West Street. Continue up West Street into Warwick town centre onto High Street and then Jury Street. At the traffic lights turn right onto Castle Hill and at the roundabout continue over onto the Banbury Road and at the next roundabout turn right into Bridge End. Continue down Bridge End and the property is located on the right by the post box (CV34 6PB).

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