

# INIGO



## *The Dispensary*

WARWICK, WARWICKSHIRE

£1,500,000 FREEHOLD

A former hospital, this Grade II-listed, 18th-century townhouse is steeped in local history and available as a residential home for the first time in over 200 years. Set across over 4,100 sq ft and with four bedrooms, the building has been sensitively restored by the current owners to preserve its storied character. Original period features such as sash windows, open fireplaces, and 18th-century wood panelling have been retained and are present throughout. A terraced, semi-walled garden at the back provides a private hideaway immersed in a multitude of plants, flowers, and mature trees.

### *Setting the Scene*

Originally a gentlemen's residency, in 1826 the building became the 'Dispensary for the sick and poor of Warwick and its neighbourhood', a small hospital for working people in the area. The Dispensary relied on public subscriptions and the proceeds of an annual charity ball, and had capacity to care for tens of in-patients at any one time. It ceased to function in 1948 upon the introduction of the National Health Service, and was then leased to GP practices. In 2008 it was sold as a private dwelling house.

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The current owners have devoted their first 10 years to converting the building into a comfortable family home, with considerable effort to maintain, and highlight, its true character. Through the years, they uncovered and sensitively restored the numerous original features that inhabit every room of the house.

The Dispensary is brilliantly set in a privileged position within the medieval centre of Warwick, amid handsome listed buildings and with direct views of St Mary's Church, Francis Smith Courthouse, and Warwick Castle's Guy Tower. At its doorsteps is an almost endless choice of fine restaurants, cafés and boutiques with several green spaces just a short walk away.



### *The Grand Tour*

Set directly on a quiet, paved sidewalk, the elegant façade is built from local sandstone and arranged in a neat ashlar pattern in contrast with a rusticated base. It is five bays wide with windows in plain reveal, quoined by pilasters with fluted and enriched capitals, and finished with a coved cornice. There are three pediment dormers, and impeccably preserved tiles on the gabled roof. The entrance at the front is framed by a semi-circular fanlight and tall pilasters with fluted capitals and entablature.

The door opens into a formal entrance hall on the ground floor, with walls painted in buttery yellow tones and checkerboard tiles lining the floors. The hall seamlessly flows into the main reception area to the right.

The drawing room has retained its original character, with moulded walls painted in a light shade of jade, a grand cast-iron fireplace with elaborate marble and wood surrounds, and plenty of room for soft seating. The floors are fitted with carpets that extend to the adjacent dining room through a connecting doorway. This space is elegantly decorated and complete with a feature fireplace with an ornated wood mantel piece, and a fine chandelier on the ceiling.



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The plan naturally unfolds into the kitchen/breakfast room at the back. There are high ceilings, exposed beams, and a large window overlooking the leafy garden outside. The kitchen is fitted with farmhouse cabinetry, providing plenty of room for storage and surfaces for food preparation. It is complete with a range oven by Stoves and a Belfast sink. A wrought-iron chandelier sits above the breakfast table, while parquet flooring runs underfoot.

There is another well-appointed sitting room towards the front that used to be the dispensary. It has moulded walls and a window seat, providing an intimate and warm feel to the space. In the hallway, the eye is drawn to the arresting 18th-century staircase that ascends to the upper floors of the house.

On the first floor there are two large double bedrooms. The substantial principal bedroom is decorated in neutral tones, half-wall panelling, and floorboards underfoot. There are large sash windows and a fireplace. The spacious en suite bathroom, with delicate pastel decor on the walls, has a clawfoot free-standing bathtub framed by a large window with views of the garden, and a separate shower. There is also a dressing room that can be accessed from the landing.

The second bedroom is bright and has undisturbed views of Guys Tower at Warwick Castle. On this floor, there is another kitchen with space for dining and soft seating. It has a range cooker, a bright peach accent wall, and direct access to an outdoor staircase connecting to the garden. There are also a WC room and a shower room accessible from the landing.

Ascending another floor, there are two additional private double bedrooms set beneath the eaves, one of which has access to the outdoor staircase leading to the garden. On the attic level there is a bright, shared bathroom with a roll-top bathtub, vanity and WC.

The house has a cellar in the basement that is said to date from medieval times. While the upper section is used as a wine cellar, the lower section has plenty of room for storage.

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### *The Great Outdoors*

The secluded terraced, semi-walled garden lies at the back of the house. It can be accessed from the kitchen on the ground floor or via the staircase that connects it all the way to the attic. Bordered by brick walls on the side and timber panelling at the back, its west-facing orientation allows plenty of sunlight to gently pour in through the thick foliage in the afternoon and evening.

There are several paved terraces both in the lower section at the front and upper section at the rear, connected through a gravel pathway. Tall mature trees provide shelter to several seating areas, while potted flowers, hedges and sculptures create an idyllic backdrop for relaxing, reading and entertaining.

The house has on-road parking available with permits.

### *Out and About*

Warwick is a market town with ancient origins marked by architecture dating from Medieval, Stuart, and Georgian times, close to the River Avon, in Warwickshire. Much of the town was destroyed during the Great Fire of Warwick in 1694 and rebuilt with the fine 18th-century buildings that line many of its streets today.

The Dispensary lies at the heart of Warwick and its medieval centre. There is a plethora of options for dining out just a few steps from the house such as Hem for fine dining, Dough and Brew for pizza and craft beers, The Art Kitchen for Thai cuisine, and plenty more. When it comes to pubs serving ales and hearty food, local favourites are The Rose and Crown, The Roebuck Inn, and the Tilted Wig. The town's thriving Saturday market is 500 years old and also nearby.

Warwick Castle, originally a wooden fort created by William the Conqueror in 1068 then rebuilt in stone in the 12th century, attracts visitors all year round, and its grounds are less than five minutes away by foot from the house. Warwick Racecourse, one of the oldest in the country dating 1707, is also nearby and offers a rich program of events throughout the year.

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The nearby Royal Leamington Spa can be reached in less than 15 minutes by car. Renowned for its mineral springs since the Middle Ages, today it is the ideal destination for a weekend stroll, with the its centre easily accessible by foot. Also nearby, Stratford-upon-Avon is a 20-minute drive away. A medieval market town, it is known for its great cultural offerings and history and as the birthplace of William Shakespeare. Stratford has several heritage sites that honour the playwright's life and work, including the Shakespeare Birthplace Trust and the Royal Shakespeare Company.

The centre of Birmingham can be reached in around one hour by car. Its intricate waterways wind throughout the city and along the Fazeley Canal, connecting a series of lively neighbourhoods, including the ever-popular Jewellery Quarter. Here, a variety of independent bars, restaurants, coffee shops, florists, chocolatiers and home furnishers can be found.

There are plenty of schooling options in the area including, within walking distance the highly regarded independent Warwick School, King's High School, Warwick Preparatory School and The Kingsley School. Stratford Girls' Grammar School and King Edward IV School are within 20 minutes driving distance.

Warwick Railway station has direct connections to London Marylebone in an hour and a half, or to Birmingham in 33 minutes. Birmingham Airport can be reached in 40 minutes by car.

Council Tax Band: G



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.