

THE OLD SOAP FACTORY





Discover

Just outside the picturesque Warwickshire village of Harbury, a stone's throw from the historic towns of Leamington Spa and Stratford-upon-Avon is where you'll find a unique piece of Victorian industrial heritage. Once part of the village's rich history, the Old Soap Factory has been beautifully transformed into a stylish and luxurious family home. A home that both surprises and delights in equal measure.

Built of red brick with a slate roof and arched windows, The Old Soap Factory's industrial architecture has been harnessed to stunning effect; its subtle historic character and charm retained and then enhanced with contemporary additions.

With its name carved into a thick oak lintel above the imposing entrance, this is where old meets new. Where its 19th-century past has been expertly blended with 21st-century ideas and design. But it doesn't simply end at the front door, this mixture of past and present can be found throughout this impressive home.



Welcome Home

The designer entrance door with a geometric patterned frosted glass surround is set within an original brick archway and is your first hint as to what lies beyond. On entering, you're met with light and a great sense of space.

Immediately opposite, natural light streams through an imposing picture window, which also provides you with your first glimpse of the enclosed rear garden. The impressive height of the spacious and welcoming entrance hall displays clearly the intricate workings of the roof - its detail laid bare. Leading up to the galleried landing is a contemporary bespoke wood and glass-panelled staircase.

Thoughtful modern design together with exposed brickwork, original ironwork and beams are complemented by industrial-style lighting. All working in harmony to bring the Old Soap Factory's industrial heritage to life with a contemporary design twist. While at your feet, a fabulous slate floor with its natural patterns and textures provides a really stylish finish that's in keeping with the past.

A Feast for the Eyes

Head left through a solid oak latch and brace door, a design used throughout the house, and you'll discover that the beautiful slate floor continues into the large kitchen.

Although what you actually find is more than just the kitchen. It's that 'wow' factor we all search for in a home. In fact, it goes beyond 'wow'; put simply, it's the very heart of the Old Soap Factory.

An amazing open plan space consisting of the kitchen, dining area and a separate cosy snug. The 'designer' kitchen is fitted with high-end units superbly equipped with a full array of Neff appliances. These include two ovens, one of which is a 'hide and slide', a dishwasher, coffee machine and two fridge/freezers. There's also a gas hob with pop-up extractor.

The kitchen's focal point, however, is the cleverly designed central island with adjoining brick-built breakfast bar; a casual eating place or a quiet spot to enjoy your morning coffee. Exposed ceiling joists continue the architectural touches you'll find in abundance throughout the Old Soap Factory.



The Heart of the Home

If the dazzle of the kitchen isn't enough for you, just glance over to the separate dining area. A golden oak floor and wood burning stove make this a relaxing place to dine and entertain your guests. With a cosy snug next door, this really is the heart of this stunning home.

A gently arched bespoke wood and glazed double-door takes you from the kitchen into the garden. With another door providing access to the courtyard, utility room and cloakroom/WC.



Put Your Feet Up and Relax

Across the hallway from the kitchen, is the lounge. With a wonderful air of comfort, this is a bright, spacious room with rich oak flooring. On entering, your eyes are drawn to the slightly raised brick-built fireplace with wood burner and oak lintel above. Natural light comes from four arched bespoke sash-style windows, two of which overlook the rear garden.





As you head up the glass-panelled staircase to the galleried landing, you can appreciate just how vast and light the entrance hall really is. At the top, left takes you into the stunning master bedroom. A grown-up retreat with a surprise or two...



And So to Bed

This beautifully peaceful room has a vaulted ceiling, white walls, exposed beams and original ironwork. As you would expect in such an impressive home, there's an en suite and the fantastic addition of a large, fully-fitted dressing room. A nice surprise in itself, but then you'll notice the winding wooden staircase. Your path to a retreat within a retreat: a mezzanine seating area in which to relax and escape life's daily rush.



Venture Upstairs

Leaving the magic of the master bedroom, you'll find the landing runs the whole length of the house. Arched windows overlooking the garden and wall-mounted industrial-style lights add some perfect architectural design touches. The three further bedrooms each lead off the landing with the family bathroom at the far end.

Bedroom two is a good sized double with a feature 'stable-door' style window, while bedroom three has an unexpected surprise. Here, a bespoke bookcase-cum-storage unit also acts as the staircase up to a mezzanine sleeping area. The lower part of the bedroom has been made into a seating area in which to study, relax or perhaps play the next big thing in computer games.

Bedroom four is of a generous size and currently used as a study. Finally, a fully tiled contemporary bathroom completes the first floor.







Step Outside

Outside, the garden continues the sleek and modern feel that the Old Soap Factory exudes throughout. Mainly laid to lawn and completely enclosed, you're provided with space and privacy to relax and enjoy the summer sunshine. A large raised deck area and barbecue are perfect for outdoor entertaining.

Beyond the garden, adjoining the main dwelling, lay all of the exciting potential and numerous possibilities for the vast expanse of undeveloped barns, totalling approximately 9000 square feet and currently approved for Class 1 business/light commercial use. Whilst right outside your front door there is off-road parking for three vehicles.



More to Explore

Harbury is approximately 6 miles from Leamington Spa set amid a picturesque landscape of rolling countryside. It is also only about 5 miles from the JLR site at Gaydon and Junction 12 of the M40 motorway. Harbury has a population of around 2500 and boasts both a pre-school and primary school; a GP surgery, post office, community library and café and a mini-supermarket. There are also several pubs.



All Saints church dates from the late 13th-century and there are several houses from the 15th- and 16th-centuries. The village has a small park and the long-distance footpath, Centenary Way, almost passes the Old Soap Factory's front door. There are also several other, more local footpaths, leading from the village, helping you to explore the surrounding countryside.

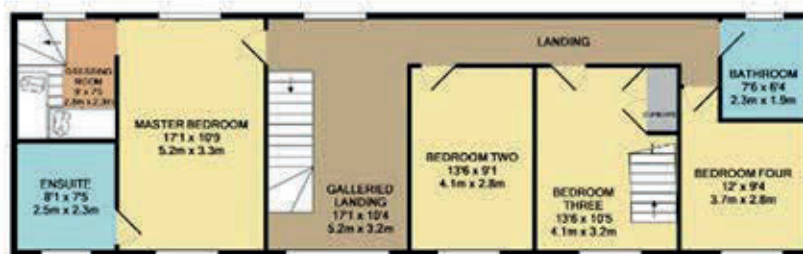




Floorplan & Plot

APPROXIMATE GROSS INTERNAL
FLOOR AREA: 233 sq.m/2511 sq.ft.

This plan is for guidance only and should
not be relied upon as a statement of fact.



The Old Soap Factory

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