



Caradoc House, 155 Abbey Foregate, Shrewsbury

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# Caradoc House

## 155 Abbey Foregate

### Shrewsbury

### Shropshire

### SY2 6AP

A recently renovated and extended Grade II listed Georgian townhouse with extensive accommodation, detached two bedroomed coach house and generous grounds

Shrewsbury town centre 0.5 miles, M54 (Jct 7) 9.5 miles, Telford 14 miles, Church Stretton 14 miles, Chester 45 miles, Birmingham 46 miles

**Main house:** Drawing room | Dining room  
Kitchen/breakfast room | Games room | Cinema room | Studio | Boot room | WC | 5 Bedrooms (2 en-suite) | Family bathroom

**Coach House:** Sitting room | Kitchen | Garden room | 2 Bedrooms | Cloakroom & bathroom  
Kitchen/Breakfast room | EPC rating C

#### The property

Caradoc House is an elegant Grade II listed Georgian townhouse with a converted two-bedroom coach house, a stone's throw from the centre of Shrewsbury. The property has undergone a scheme of renovation and extension to create a splendid family home with extensive living accommodation over four floors. The property has a wonderful flow of rooms and excellent reception space with the superb addition of two further reception/games rooms on the lower ground floor. Of particular note the kitchen has been extended to create an impressive light filled and contemporary kitchen/dining room which provides direct access out to the garden.

The bedroom accommodation is well balanced, offering an impressive principal bedroom suite with beautiful walk-in wardrobe and en-suite

bathroom. Four further bedrooms are found over two floors. The rear southerly orientation brings a fantastic amount of light into the house, creating a wonderful ambience.

Adjacent to the main house is a detached, converted coach house, which offers sizable secondary accommodation with wonderful open-plan living space complemented by two bedrooms and a bathroom. This building could provide excellent secondary accommodation or indeed a healthy income stream.

#### Outside

Caradoc House enjoys a beautiful private formal garden with a number of large terraced areas providing excellent entertainment space. There is parking to the front of the property and a single garage providing good storage space.

#### Location

Abbey Foregate is a prominent residential address found close to the bustling and vibrant town centre. Shrewsbury has an extensive range of shopping, leisure and social facilities including the Theatre Severn, Quarry Park (which hosts a range of events including the annual flower show) and Pengwern Boat Club.

There are a number of renowned schools in both the state and private sectors at both primary and secondary levels including Shrewsbury School, Shrewsbury High School, Shrewsbury Sixth Form College and Prestfelde. The A5/ ring road provides easy access to Telford and the M54 and onto the West Midlands conurbation. The cities of Chester, Manchester, Liverpool and the north of the country is easily accessed via the A41. Direct train lines to London and the national rail network can be found from Shrewsbury's train station, while regional airports can be found at Birmingham International, East Midlands and Manchester.

#### Directions

What3words part.haven.pint  
Follow Sat Nav to SY2 6AP

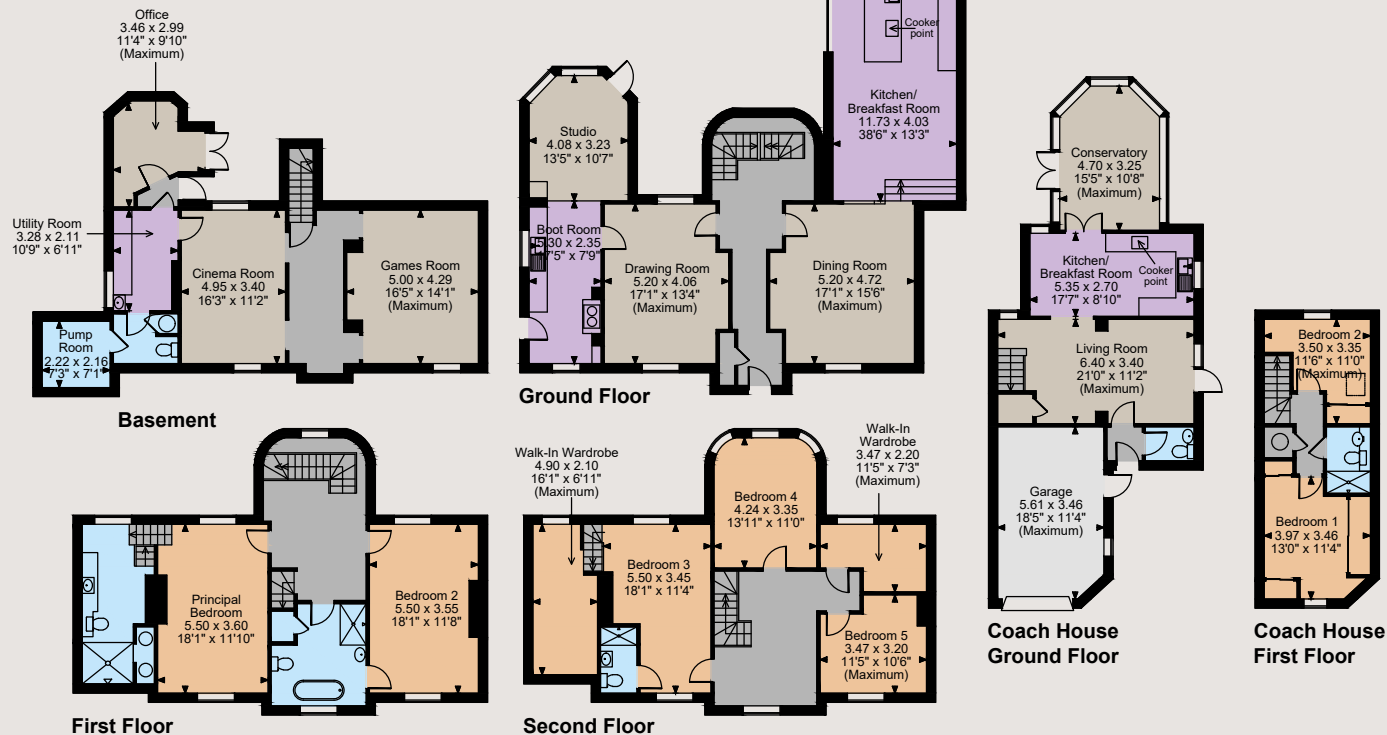








Floorplans  
Main house internal area 3,975 sq ft (369 sq m)  
Coach House internal area 914 sq ft (85 sq m)  
Garage internal area 205 sq ft (19 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## General

**Local Authority:** Shropshire Council

**Services:** Mains water, gas, electricity and drainage.

**Council Tax:** Band F

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

**01743 284200**

shropshire@struttandparker.com  
struttandparker.com



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