



# 1 Claremont Buildings

Claremont Bank, Shrewsbury, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A fine, versatile Georgian town house offering spectacular views over The Quarry with gated driveway and garden

1 Claremont Buildings is an elegant and light Grade II listed property with flexible living and entertaining accommodation across five floors. There is the benefit of a gated driveway, self-contained ground floor flat for offices or accommodation and south facing rear garden.



**6 RECEPTION ROOMS**



**6 BEDROOMS**



**5 BATHROOMS**



**PRIVATE GATED PARKING**



**GARDEN**



**FREEHOLD**



**TOWN**



**5,058 SQ FT**



**GUIDE PRICE  
£1,595,000**



### The property

1 Claremont Buildings is a majestic and welcoming period home which offers an exciting opportunity to combine a high-end Georgian house with genuinely functional professional accommodation, in the heart of Shrewsbury. Designed and built by the notable stonemasons John Carline and John Tilley in 1790.

With beautifully proportioned family living alongside a self-contained lower ground floor suite with independent entrance, the property presents an increasingly sought-after live/work lifestyle opportunity ideal for hybrid working, client-facing business use, multigenerational living or guest accommodation with income generation.

Period features and architectural details provide immense interest and character both internally and externally. The wide front door opens to the formal reception hall where the impressive stone cantilevered staircase rises upwards. The dining, garden and drawing rooms all enjoy excellent proportions ideal for both entertaining and family living. The heart of this

special home is to the rear with the breakfast kitchen facing the private south facing garden and opening to the sitting room creating impressive day to day living space. The useful cellar and cloakroom with WC complete the ground floors. The inner lobby/hall and cloakroom with WC complete the ground floor.

To the first floor is the magnificent drawing room overlooking the private garden and Quarry Park, featuring wide sash windows, a carved decorative fireplace and high ceilings. Two further reception rooms are also located on this floor.

To the second floor is the elegant principal bedroom with en suite bathroom, along with two further bedrooms, both with en suite shower rooms. The third floor provides three additional double bedrooms complemented by the family bathroom.

Altogether, 1 Claremont Buildings represents a rare entrepreneurial lifestyle property — combining the grandeur and elegance of a distinguished Georgian residence with flexibility and practicality.



## Outside

1 Claremont Buildings is set within a south facing horticultural oasis to the rear. Partly walled and backing onto the Queens Mothers Rose Garden and then The Quarry Park. Mature specimen shrubs, herbaceous specimen planting and lawn areas are complemented by al fresco seating and dining areas that have been created maximising the sunny aspects throughout the day.

The large driveway is located behind secure double gates immediately to the side of the property off Claremont Bank.

There is an additional parking space located to the front of the property.

## Location

Claremont Buildings faces St Chads Church and is set towards The Quarry Park. This is a popular residential area within the loop of the River Severn in Shrewsbury town centre. Shrewsbury benefits from a vast range of shopping, leisure and recreational facilities, along with the Quarry Park that borders the River Severn providing beautiful riverside walks and the venue for a number of annual events including the boat race.

Road communications are excellent with the A5/M54/A483 linking through to Telford, the West Midlands, Chester and the national motorway network beyond.



## Distances

- Telford 16 miles
- Oswestry 19 miles
- Chester 48 miles
- Birmingham 49 miles
- Aberdovey 67 miles

## Nearby Stations

- Shrewsbury

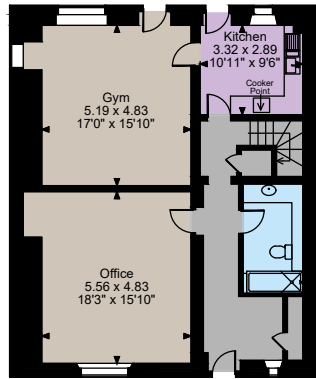
## Key Locations

- The Quarry Park
- Theatre Severn
- Shrewsbury Market Hall
- River Severn
- National Trust, Attingham Park
- National Trust, Carding Mill Valley

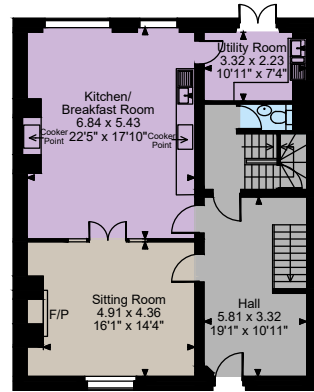
## Nearby Schools

- Shrewsbury School
- Shrewsbury High School GDST
- St Winefride's School
- Prestfelde Preparatory
- Packwood Haugh
- Adcote School for Girls
- Coleham Primary School
- St Georges Primary School
- Prestfelde Preparatory School
- Woodfield Infant School
- The Priory School
- Shrewsbury College

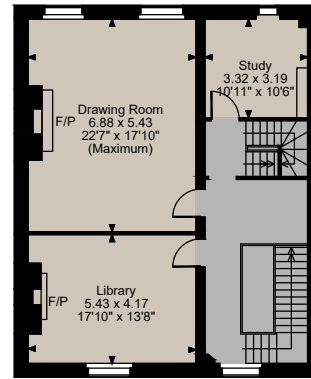




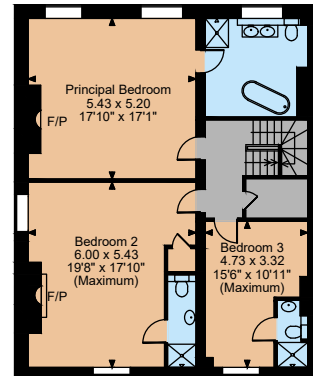
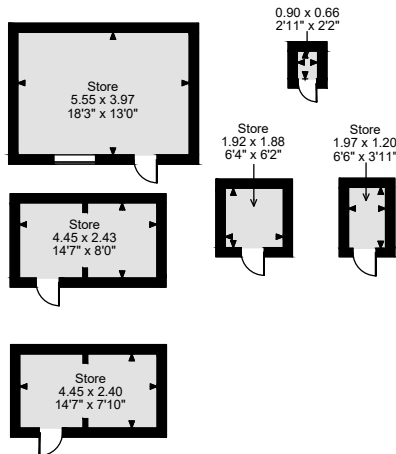
Lower Ground Floor



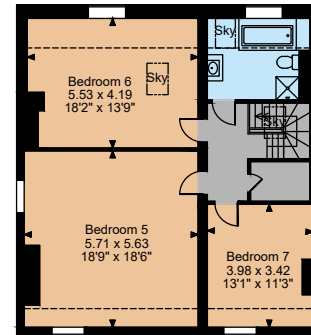
Ground Floor



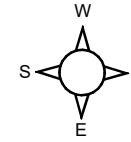
First Floor



Second Floor



Third Floor



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

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 5,058 sq ft (470 sq m)

For identification purposes only.

## Directions

Post Code SY1 1RJ

what3words: ///lime.post.influencing

## General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Gas central heating.

Council Tax: Band H

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Heritage: Grade II listed entry number 1271085

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

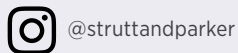
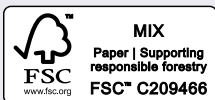
## Shropshire & Mid Wales

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