



1 Claremont Buildings

Claremont Bank, Shrewsbury, Shropshire

A fine Georgian town house offering spectacular views over St Chads and 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 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
£1,750,000**



The property

1 Claremont Buildings is a majestic and friendly period home offering an exciting opportunity to live in the heart of the vibrant Shrewsbury 'loop'. Reputedly designed and built by the notable stonemasons John Carline and John Tilley in 1790 at a similar time to St Chads, Montford Bridge and St Alkmund's. Claremont Buildings is a fine example of Georgian architecture. Today the property is a beautifully proportioned town home of the utmost poise and elegance that is available for the first time in fifteen years. Period features and architectural details provide immense interest and character both internally and externally. Internally these details include hand turned cantilevered stone staircase, panelled doors, window reveals, deep carved skirting boards and architraves, fireplaces, feature plasterwork cornicing and deep wide sash windows. Externally the stonemasons talent of John Carline is clearly visible with the Ashlar facing, rusticated to the ground floor, smooth to the upper floors, Welsh slate shallow mansard roof, iron railings and fine glazed fan light over the wide front door creating an impressive and stylish Georgian exterior.

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 and offer flexible accommodation 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. Whilst there is a self-contained office suite, party space or one bedroom flat to the lower ground floor. There is a first floor drawing room of immense poise and character, overlooking the private garden and Quarry Park with wide windows, original shutters, carved decorative fireplace and a high ceiling. 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. To the third floor are the remaining three double bedrooms, complemented by the family bathroom.



Outside

Externally, 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. 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 and is set towards The Quarry. 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 Seven providing beautiful riverside walks and the venue for a number of annual events including the boat race.

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



Distances

- Shrewsbury 0.2 miles
- Telford 16 miles
- Oswestry 19 miles
- Chester 48 miles
- Birmingham 49 miles
- Aberdovey 67 miles

Nearby Stations

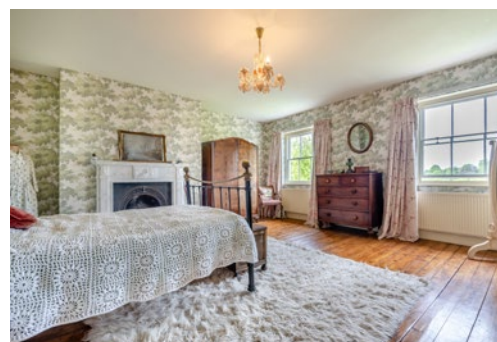
- Shrewsbury

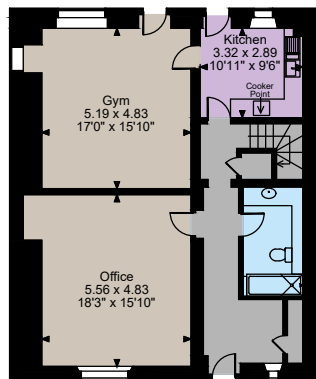
Key Locations

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

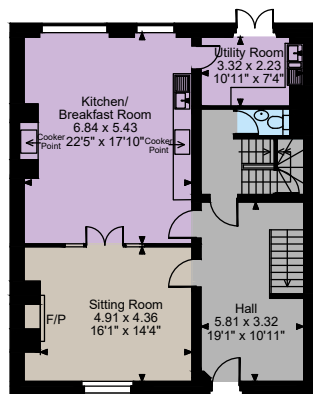
Nearby Schools

- Shrewsbury School
- Shrewsbury High School GDST
- St Winefride's School
- Severnvale Academy
- Shrewsbury College
- Meole Brace School
- The Priory School
- Coleham Primary School
- St Georges Primary School
- Prestfelde Preparatory School
- Woodfield Infant School
- Saint Giles' Church of England Primary School

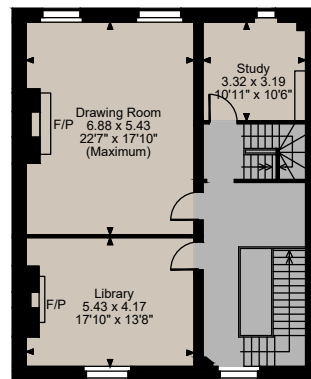




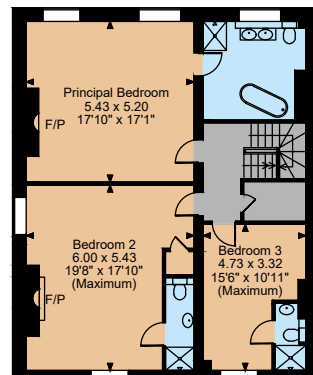
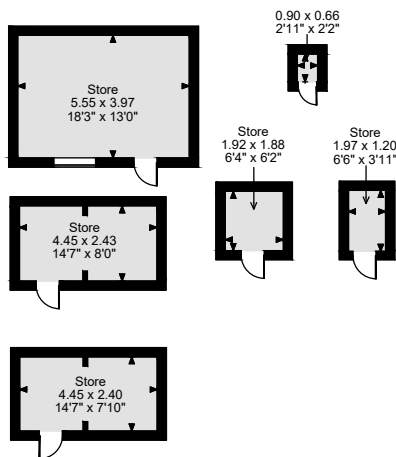
Lower Ground Floor



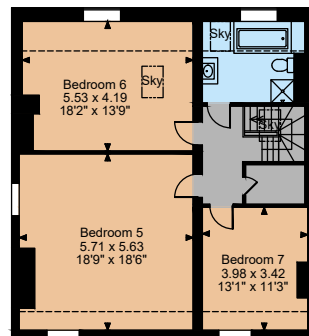
Ground Floor



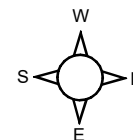
First Floor



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/>

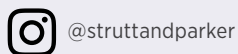
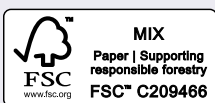
Shropshire & Mid Wales

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