



16 Crescent Place

Town Walls, Shrewsbury, Shropshire

An imposing and majestic Regency townhouse with garage and secluded walled rear garden

16 Crescent Place is an elegant and light Grade II listed property with flexible living and entertaining space across three floors. There is the benefit of a cellar, walled garden and separate garage.



4 RECEPTION ROOMS



3/4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



2,255 SQ FT



**GUIDE PRICE
£795,000**



The property

16 Crescent Place is a majestic period home offering an exciting opportunity to live in the heart of the vibrant area of Town Walls within the Shrewsbury 'loop'. Reputedly designed and built as guest accommodation for the Earl of Bath when he entertained from Swan Hill Court House, Crescent Place dates from 1820, a fine example of Regency architecture. Today the property is a beautifully proportioned town home of the utmost poise and elegance, available for the first time in over fifty years.

Period features and architectural details provide immense interest and character both internally and externally. Internally these details include hand turned staircase, panelled doors, window reveals, deep carved skirting boards and architraves, fireplaces, feature plasterwork cornicing and decorative tiled floors. Externally the Coalbrookdale coal chute, iron railings and wide panelled front door are of significant note, the stucco rendering, handmade bricks and large first floor window create an impressive and charming Regency exterior.

The wide front door opens to the formal reception hall and inner hall from which the staircase rises. 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 opening to the garden room creating impressive day to day living space.

The original butler's pantry, useful cellar and cloakroom with WC complete the ground and lower ground floors. With a wide window, original wooden floor, carved decorative fireplace and a high ceiling with fine cornice the drawing room is a room of immense poise and elegance. To the first and second floors three large double bedrooms plus library or bedroom four are complemented with a shower room and bathroom with walk in shower cubicle.



Outside

Externally, 16 Crescent Place is set within a horticultural oasis of walled landscaped gardens to the rear. 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 single garage is located behind secure double gates off Belmont what3words///saying.thin.trunk. A parking permit is available from Shrewsbury council.



Location

Town Walls is a popular residential area within the loop of the River Severn in Shrewsbury town centre. Shrewsbury has 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 and the Shrewsbury flower show. 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

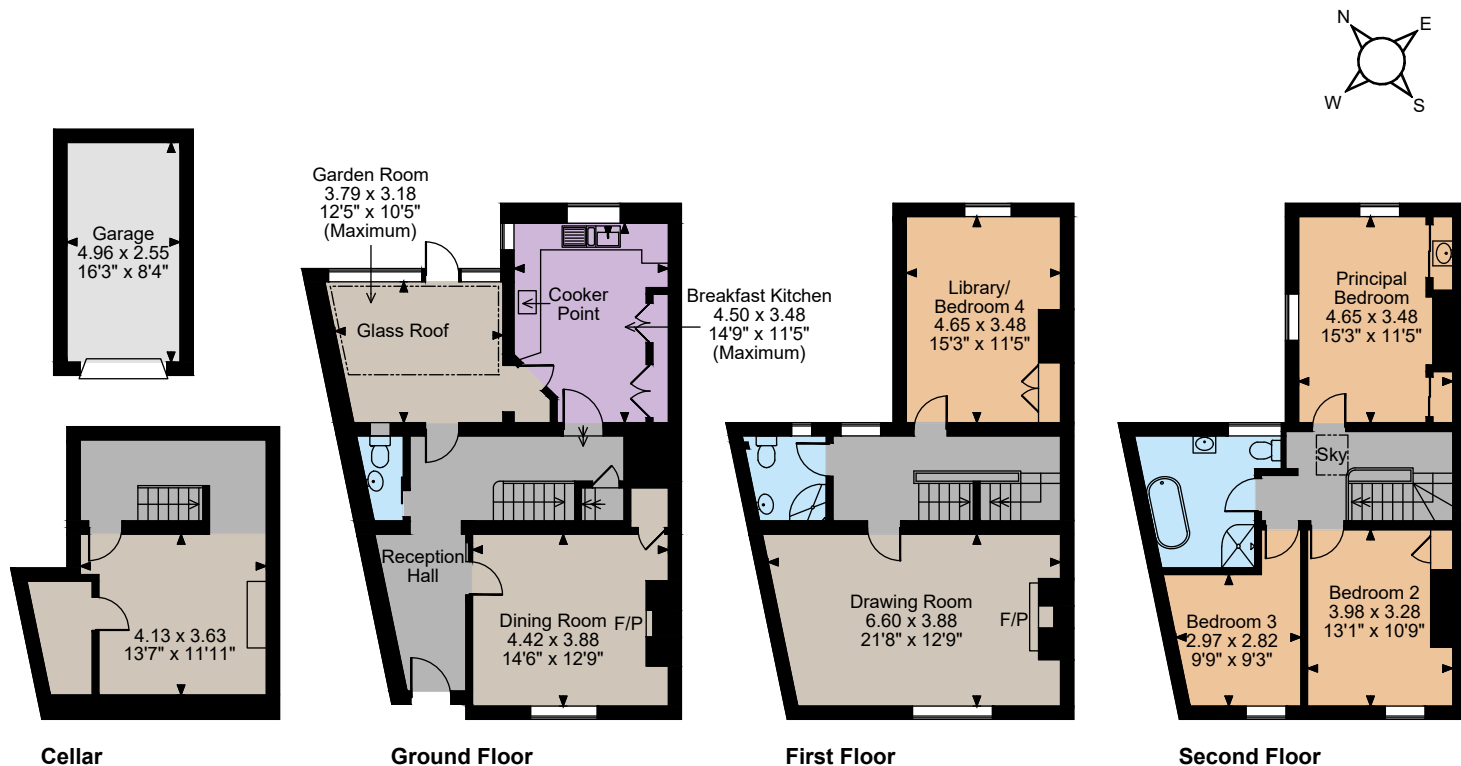
Key Locations

- The Quarry Park
- Theatre Severn
- Shrewsbury Market Hall
- River Severn
- National Trust - Attingham Park

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





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

House internal area 2,255 sq ft (210 sq m)
For identification purposes only.

Directions

Post Code SY1 1TQ
///what3words token.lofts.curve

General

Local Authority: Shropshire Council

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

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

Council Tax: Band F

EPC Rating: D

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.

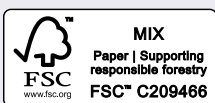
Heritage: Grade II listed entry number 1254929

Shropshire & Mid Wales

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