

Severn Lodge
58 New Street, Shrewsbury, Shropshire



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& Parker

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**3,866 sq ft (359 sq m) | Freehold
3 reception rooms | 5 bedrooms | 3 bathrooms
Off-street parking | Town location
Generous gardens | Large private jetty**

Guide price £2,250,000

An outstanding Grade II listed period house in central Shrewsbury, offering five bedrooms, magnificent original features, separate home office and delightful gardens with private jetty on the River Severn

Severn Lodge is an exquisite property extending to over 3,800 sq ft of elegant accommodation, set in a picturesque position overlooking the River Severn and The Quarry. Dating from circa 1830 and built in Tudor Gothic style, the house has been exquisitely renovated by the current owners while retaining a wealth of ornate and highly attractive original details. The interiors combine period character with well-proportioned living spaces, while outside there are beautiful, award-winning gardens.

The property benefits from a splendid drawing room enjoying views over the gardens, featuring elaborate cornicing, a full-height bay window and an impressive fireplace with decorative stone surround. Also on the ground floor are a comfortable sitting room with a built-in gas fireplace and fitted bookshelves, and a spacious, well-appointed bespoke kitchen fitted with shaker-style units under Italian quartz countertops and a central island with ample space for a dining table. The kitchen also benefits from French doors opening onto a balcony overlooking the gardens and the river. The lower ground floor features a garden room and a utility room leading directly out to the garden. There is also extensive storage on this level.

The five bedrooms are arranged across the upper two levels, including the principal bedroom on the first floor, which comprises a dressing room with built-in storage, a dual aspect bedroom with French doors opening onto a sunny south-east facing balcony with exceptional views, and a large luxurious en-suite bathroom. The first floor also provides a further bedroom and a family bathroom, while the second floor offers three additional bedrooms, a bathroom and a storage room.



Outside, the property fronts onto charming New Street, while to the rear the delightful south-east facing gardens extend directly to the banks of the River Severn with a jetty and private mooring. They include pristine lawns, a wealth of established trees, hedgerows and shrubs and patio. Vehicular access is via Water Lane, where a driveway provides extensive parking to the rear of the house. Outbuildings include a large home office, an orangery, an Edwardian summerhouse and a garden store.

Location

The property sits in a highly desirable residential setting, backing onto the banks of the River Severn and offering views towards Shrewsbury's historic town centre. Shrewsbury offers an extensive range of shopping, leisure and social facilities.

The town also has a number of renowned schools in both the state and private sectors, a number within very easy reach. These include Shrewsbury School, Shrewsbury High School, Woodfield Infant & St George's Primary, and Shrewsbury Sixth Form College, all nearby. Further afield are Prestfelde Preparatory, Packwood Preparatory and Adcote Girls School.

The A5 is close-at-hand, providing easy access towards Telford, the M54 and on to 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.

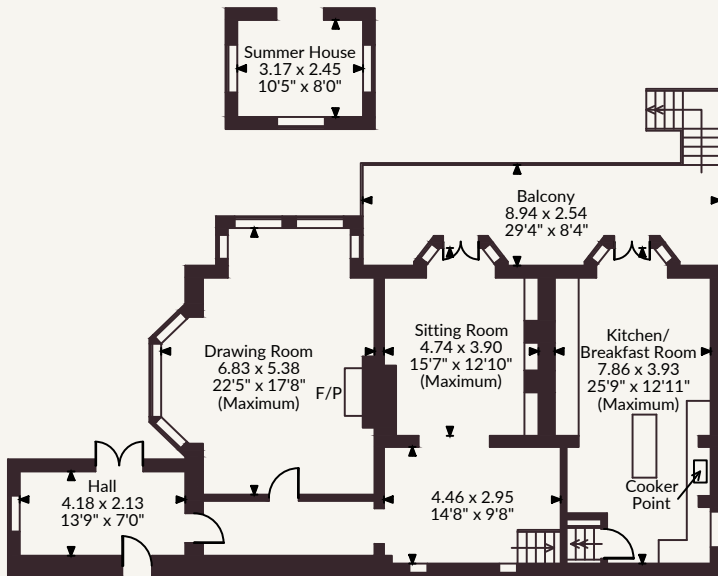
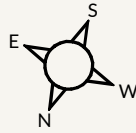
Postcode region: SY3

General

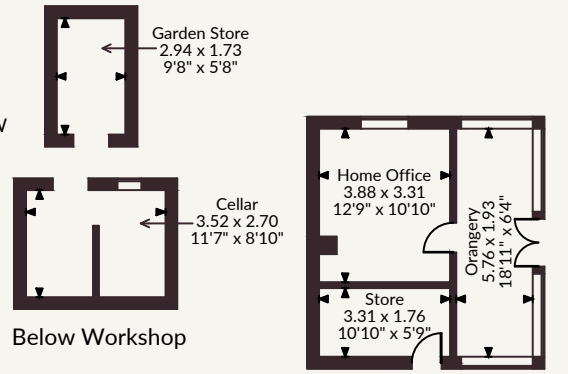
Local Authority: Shropshire Council
 Services: Mains, gas, water and drainage. Gas central heating.
 Council Tax: Band G
 EPC Rating: D
 Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
 Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



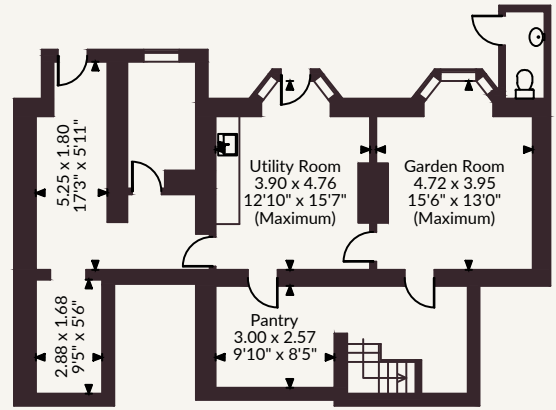
Severn Lodge, New Street, Shrewsbury
 Main House internal area 3,866 sq ft (359 sq m)
 Summer House internal area 84 sq ft (8 sq m)
 Outbuildings internal area 491 sq ft (46 sq m)
 Balcony external area = 259 sq ft (24 sq m)
 Total internal area 4,441 sq ft (413 sq m)
 Quoted Area Excludes 'External W/C'



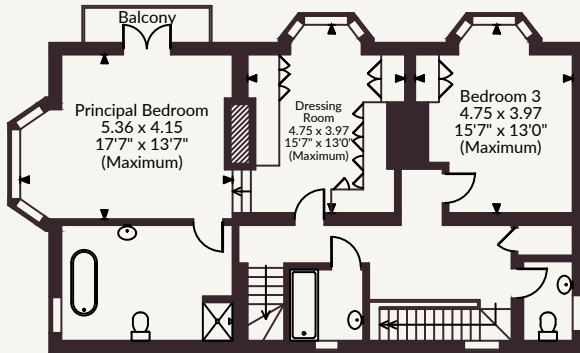
Ground Floor



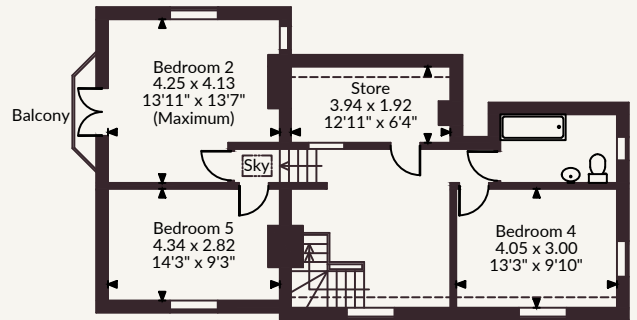
Below Workshop



Lower Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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