

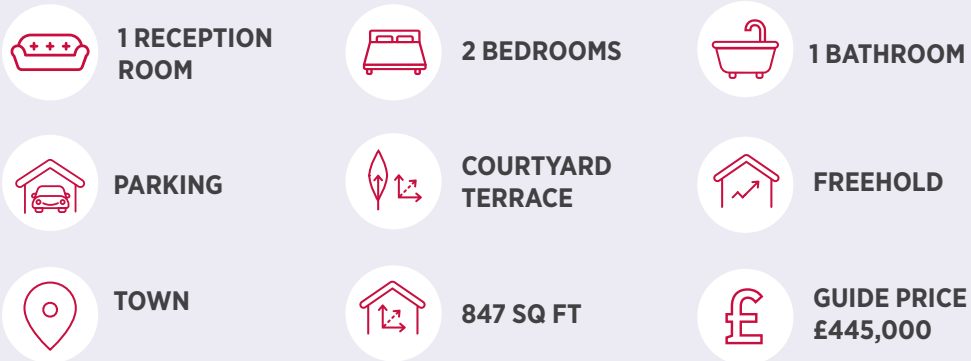


1 Newport Place
Shrewsbury, Shropshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A charming two-bedroom double fronted courtyard cottage, in a private sought-after Shrewsbury setting

A stylishly appointed home, set in a highly desirable position in the picturesque back streets of Shrewsbury's charming town centre. The property offers well presented accommodation and sits in a small collection of homes in a gated development, surrounded by historic pubs, churches and the River Severn.



The property

Located in the heart of Shrewsbury town centre, 'Newport Place' was redeveloped in 2006. A sympathetic conversion and redevelopment of the land and buildings associated with Newport House.

'Newport Place' is cited on the former home of Lord Newport (17th Century), followed by the Earl of Bradford and later in the 18th Century the Earls of Darlington. Access to this exclusive gated development, is via two automated vehicular gates from St Mary's Place or secure pedestrian access from Dogpole. You enter directly from the town centre, which boasts many independent boutiques, bars, restaurants and the award winning indoor Market Hall.

1 Newport Place is a beautifully presented two bedroom double fronted courtyard cottage, with courtyard garden. The property also has its own private secure parking space, off-road within the gated development. Externally, the property is accessed from the private courtyard garden, which leads to a sympathetically restored entrance. Entering the property you are immediately welcomed into a

hallway with boot room space, leading to the principal living and entertaining spaces. The generous sized sitting room acts a space to both relax or entertain. It has engineered oak flooring, a modern feature fireplace, recessed LED lighting, understair storage and two windows welcoming plenty of natural light.

Off the entrance hall is a WC, while the kitchen features modern wooden cabinetry to base and wall level, providing plenty of storage space. There is space for a 4-person breakfast table, while the kitchen also features integrated appliances by AEG, including a double oven, a gas hob with a stainless steel splashback and an extractor hood, plus a dishwasher, a washing machine and a fridge/freezer.

The turned staircase leads to the first floor accommodation which includes the two bright, well-presented double bedrooms. Both bedrooms have neutral décor, which is both calming, relaxing. There is space in both the principal and second bedroom for wardrobes and additional furniture.



The first-floor landing has a spacious storage cupboard, while the family bathroom is also located on the upper level. It includes an over-bath shower, a pedestal washbasin with a mirrored vanity unit and a chrome heated towel rail.

Situation

Further access to green space is within easy reach, including the towpath beside River Severn and the beautiful town gardens of The Dingle and The Quarry within half a mile.

Location

The property sits in a sought-after position in the heart of historic Shrewsbury and just moments from the town's shops, cafes and restaurants. The town centre offers a superb choice of shopping and leisure facilities, while there is also easy access to several large supermarkets. Shrewsbury train station is a short walk away from the house, providing direct services to Birmingham New Street and London Euston. The A5/M54 connects through Telford to the West Midlands and the national motorway network beyond.



Distances

- Shrewsbury town centre 0.1 miles
- Telford 14 miles
- Oswestry 17 miles
- Chester 45 miles
- Birmingham 50 miles

Nearby Stations

- Shrewsbury Train Station 0.2 miles

Key Locations

- The Quarry Park
- Theatre Severn
- River Severn
- Shrewsbury Museum and Art Gallery
- Attingham Park
- Shrewsbury Market Hall
- National Trust-Carding Mill Valley and The Long Mynd

Nearby Schools

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



Floorplans

House internal area 847 sq ft (79 sq m)

For identification purposes only.

Directions

Post Code: SY1 1DF

///what3words: clash.drew.scarf

General

Local Authority: Shropshire Council

Services: Mains electricity, gas, water and drainage.

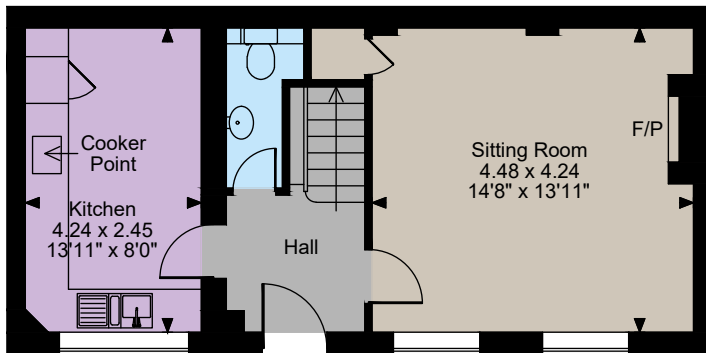
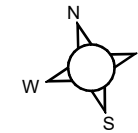
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

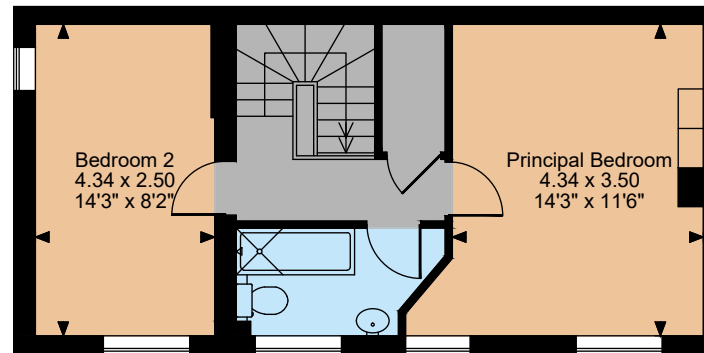
EPC Rating: D

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.

Wayleaves and easements: The property will be sold subject to and with the benefit of wayleaves, easements and rights of way, weather mentioned in these particulars or not.



Ground Floor



First Floor

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639430/KRA

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

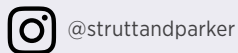
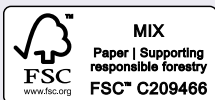
Shropshire and Mid Wales

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200

shropshire@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

