



1 Quarry Place

Shrewsbury, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A fine period property with a wealth of characterful accommodation, in an exclusive and historic setting

A stunning six bedroom period house in the heart of historic Shrewsbury, situated just yards from the green space of The Quarry and moments from the charming lanes of the town centre. The property features five levels of handsome, elegantly appointed accommodation, retaining plenty of its original charm and making for a thoroughly attractive and comfortable home in a highly sought-after location



4 RECEPTION ROOMS



6 BEDROOMS



6 BATHROOMS



THREE PARKING SPACES



GARDEN



FREEHOLD



TOWN



4,202 SQ FT



**GUIDE PRICE
£1,750,000**



The property

1 Quarry Place is a fine Grade II listed period house with more than 4,000 square feet of highly attractive accommodation. Located within the town's historic central conservation area and with the beautiful Quarry Park just across the street, the property features splendid period detailing throughout, including high ceilings, tall sash windows, cornicing and original fireplaces.

Upon entering the property, the hallway leads to the formal dining room, which is ideal for family meals or entertaining guests. The rear hallway leads to the well-proportioned kitchen, with its painted wooden units, central island and range cooker, as well as a breakfast area with space for a dining table. Stairs lead from the hallway to the basement level, which has been converted to provide a spacious open-plan office, as well as a shower room and a utility room.

The first floor offers a generous, airy drawing room with a chandelier light fitting, corniced ceiling, cast-iron fireplace and two tall sash windows welcoming

plenty of natural light from its southeast-facing rear aspect. There is also a comfortable sitting room, also with an ornate fireplace and two large sash windows, as well as a bedroom, which could be used as a study if required. Across the second and third floors there are a further five double bedrooms, four of which are en suite. These include the spacious principal bedroom on the second floor, which has built-in wardrobes, a balcony and a large en suite bathroom with a bathtub and a separate shower unit. One further bedroom has an en suite bathroom, with two featuring en suite shower rooms. A family bathroom can also be found on the third floor, with a roll-top bathtub and a separate shower.

Outside

At the front, steps lead from Quarry Place to the main entrance, with parking for three cars. The building has splendid, landscaped gardens at the rear, with an area of lawn and a wealth of shrubs, trees and hedgerow. There is also access directly to the side of the building to the pleasant, peaceful surrounds of Quarry Park, with its delightful gardens and riverside walkways.



Location

The property sits in a sought-after position in the heart of historic Shrewsbury and just moments from the town's shops, cafés 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 mainline station is less than a mile away, offering direct services to Birmingham New Street (57 minutes) and indirect services to London. The A5 is within easy reach, providing access to the M54 and the M6.

The area is second-to-none when it comes to schooling, with outstanding rated primary and secondary schools (Woodfield Infant School and The Priory School) within easy reach of the property, as well as a strong selection of independent schools.



Distances

- Shrewsbury town centre 0.1 miles
- Telford 14 miles
- Church Stretton 14 miles
- Oswestry 17 miles
- Chester 43 miles
- Birmingham 47 miles
- Aberdovey 68 miles

Nearby Stations

- Shrewsbury

Key Locations

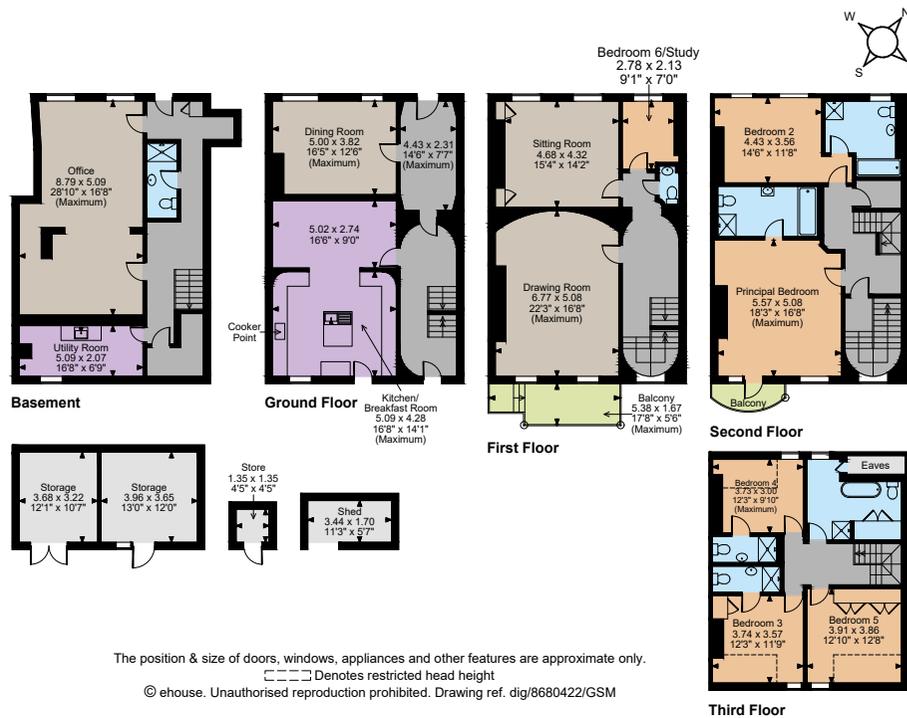
- Shrewsbury Castle
- Theatre Severn
- The Quarry Park
- Shrewsbury Museum and Art Gallery
- Shrewsbury Abbey
- Shrewsbury Market Hall
- Shropshire Hills National Landscape

- Attingham Park
- Hawkstone Park Follies
- Wroxeter Roman City
- Battlefield Falconry Centre

Nearby Schools

- Prestfelde School
- St. Winefride's
- Shrewsbury High School
- Shrewsbury School
- Belvidere School
- Mereside CofE Primary Academy
- Belvidere School
- Belvidere Primary School
- Coleham Primary School
- Sundorne Infant School and Nursery
- Mount Pleasant Primary





Floorplans

Main House internal area 4,202 sq ft (390 sq m)
Outbuildings internal area 373 sq ft (35 sq m)
Balcony external area = 119 sq ft (11 sq m)
Total internal area 4,575 sq ft (425 sq m)
For identification purposes only.

Directions

Post Code SY1 1JN
what3words: ///price.unwanted.thick

General

Local Authority: Shropshire Council

Services: Mains electricity, gas, 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 G

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 is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agents note: 1 Quarry Place owns three car parking spaces. The owners are required to pay £50 per annum, per parking space, towards the upkeep of the car parking area.



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