



Westgate House

School Gardens, Castle Gates, Shrewsbury, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegant five bedroom four storey period townhouse with private parking in a sought-after town centre location

A handsome attached property, sensitively combining modern amenities with period features including sash glazing, high ceilings and original fireplaces to provide an elegant living and entertaining environment. It is located in a quiet tucked-away spot at the heart of the town centre, a stone's throw from local amenities and the station



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



PRIVATE PARKING



GARDEN



FREEHOLD



TOWN CENTRE



3,537 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Westgate House is a handsome period townhouse offering more than 3,500 sq ft of light-filled flexible accommodation arranged over four floors. Configured to provide an elegant living and entertaining environment, sensitively combining modern amenities with period features including large sash glazing, high ceilings and original fireplaces, the accommodation flows from a welcoming reception hall with useful cloakroom. It comprises a large 26 ft rear aspect drawing room with feature cast iron open fireplace, a generous front aspect dining room with feature wall plasterwork panelling and an open fireplace and a spacious dual aspect family room with a door to the terrace and a well-proportioned inter-connecting front aspect study. The ground floor accommodation is completed by a 25 ft kitchen with a range of wall and base units, complementary work surfaces and splashbacks, modern integrated appliances, space for a table for more informal meals, a door to the terrace and a neighbouring fitted utility room with Belfast sink.

On the first floor the property provides a principal bedroom with a fitted dressing room and a split-level en suite bathroom with twin sinks, bath, separate shower and a door to a private balcony overlooking the terrace and garden below, together with an additional double bedroom with en suite bathroom with corner bath. The second floor houses a walk-in store and two inter-connecting bedrooms with an en suite shower room. The property's remaining double bedroom can be found on the lower ground floor, which also incorporates a further store and a family shower room, the whole with potential for use as an annexe if required.

Outside

The property is approached via a short flight of steps, direct from the street. A paved footway leads to the wrought iron gate that opens to the front of the property, whilst a secondary approach is accessed via the cobbled private parking area that has space for three cars. At ground floor level the private garden to the rear features a spacious wraparound flagstone-paved terrace enclosed by wrought iron railings,



accessible from the living and kitchen/breakfast rooms and ideal for entertaining and al fresco dining, which overlooks a lower ground floor walled garden featuring well-stocked flower and shrub beds and mature trees. There is also a useful brick built garden store with natural slate roof.

Location

Westgate House sits in a tucked-away position only a stone's throw from the centre of Shrewsbury. The mediaeval county town lies in a loop of the River Severn and features picturesque cobbled alleys and squares with a wide selection of boutique shops, cafés and restaurants as well as modern shopping centres, a market hall, cinemas and theatres. Local sporting amenities include opportunities to run or cycle alongside the river, a swimming and fitness center and several local golf courses, including Meole Brace, Arscott Golf Club and The Shropshire Golf Centre. Communications links are excellent: the A5 provides access to the M54 and the motorway network beyond, and Shrewsbury station (0.1 mile) offers regular direct trains to regional centres and central London.



Distances

- Telford 14.8 miles
- Welshpool 19.3 miles
- Birmingham 47.5 miles
- Birmingham International Airport 56.5 miles
-

Nearby Stations

- Shrewsbury

Key Locations

- Shrewsbury Castle
- The Quarry Park
- Shrewsbury Museum and Art Gallery
- Theatre Severn
- Attingham Park
- Haughmond Abbey
- Alderford Lake
- Ludlow Castle
- The Quarry Park
- Hawkstone Park Follies
- Ironbridge Gorge Museums

- Wroxeter Roman City
- Battlefield Falconry Centre

Nearby Schools

- Coleham Primary School
- St Winefride's
- Shrewsbury High School for Girls
- Shrewsbury School
- Prestfelde
- Shrewsbury College





Floorplans

House internal area 3,537 sq ft (329 sq m)

For identification purposes only.

Directions

Post Code SY1 2AJ

what3words: ///buck.hiding.improving

General

Local Authority: Shropshire Council

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

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

Council Tax: Band E

EPC Rating: TBC

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

West Midlands & Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01743 284200

shropshire@struttandparker.com
struttandparker.com

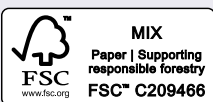


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8642180/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 May 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

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

For the finer things in property.

