



Ormonde House, 18 St. John's Hill, Shrewsbury

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Ormonde House

18 St. Johns Hill

Shrewsbury

Shropshire

SY1 1JJ

A prime Shrewsbury Town house offering almost 2500 sq ft of internal accommodation and delightful garden

Shrewsbury train station 0.6 mile (London Euston 2 hours 27 minutes), A5 (Emstrey Roundabout) 2.5 miles, M54 (Jct. 7) 10.1 miles, Birmingham International Airport 56.1 miles

Entrance hall | Drawing room | Dining room
Kitchen/breakfast/family room | Cloakroom
Cellar | Principal bedroom with dressing room and en suite bathroom | 2 further bedrooms
Family bathroom | Garden

The property

Originally dating from the 18th century, Ormonde House is an elegant stucco property providing almost 2,500 sq. ft. of light-filled flexible accommodation arranged over four floors, sensitively modernised to combine modern amenities with period features including sash glazing, high ceilings, exposed beams and original fireplaces. Flowing from a welcoming entrance hall with part-panelled cloakroom, the accommodation briefly comprises a first floor drawing room with multi-stove and ground floor dining room, both with feature fireplaces and large square bay windows, and a large kitchen/breakfast/family room with a range of wall and base units including a central island, an Aga, double Belfast sink, dining and family areas, the latter with French doors to the garden. The property also benefits from a generous cellar, suitable for a variety of uses.

The principal bedroom with fitted dressing room and en suite bathroom can be found on the first floor; the property's two remaining bedrooms

and a part-panelled family bathroom with freestanding bath can be found on the second floor.

Outside

Set behind low-level walling in a prominent corner position and having plenty of kerb appeal, the property can be accessed from both front and side aspects. The split-level walled courtyard garden to the rear is paved for ease of maintenance and features a gazebo-covered seating/dining area, raised flowerbeds and a pond, the whole ideal for entertaining and al fresco dining. The sellers currently hold a permit for a nearby parking space.

Location

The property sits in a prestigious residential area adjoining The Quarry Park in the heart of the historic county town of Shrewsbury. The property sits inside the town's River Severn loop and its Town Walls (0.1 mile). The town is renowned as one of England's most splendid heritage towns and has numerous shopping centres featuring major brands, a medieval market hall and market square and many independent shops including an award-winning indoor market. The town offers extensive entertainment and leisure facilities with cinemas, theatres, numerous restaurants, cafés and bars alongside sporting amenities including a swimming and fitness centre and several local golf courses. Communications links are excellent: the A5 provides access to the M54 and the motorway network beyond, and Shrewsbury train station offers regular direct trains to major regional centres and central London. Shrewsbury offers a good selection of state primary and secondary including The Priory (rated Outstanding by Ofsted) together with a wide range of independent schools including Shrewsbury Girls High, St. Winefride's and Shrewsbury School.

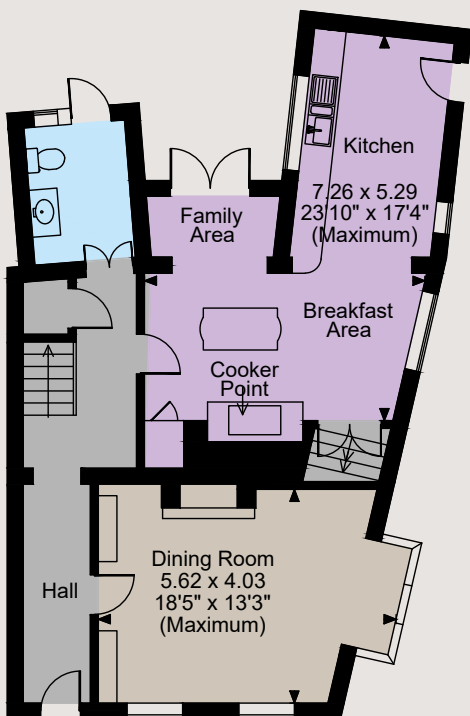
Directions

Follow Sat Nav to SY1 1JJ
What3words parks.slows.foal

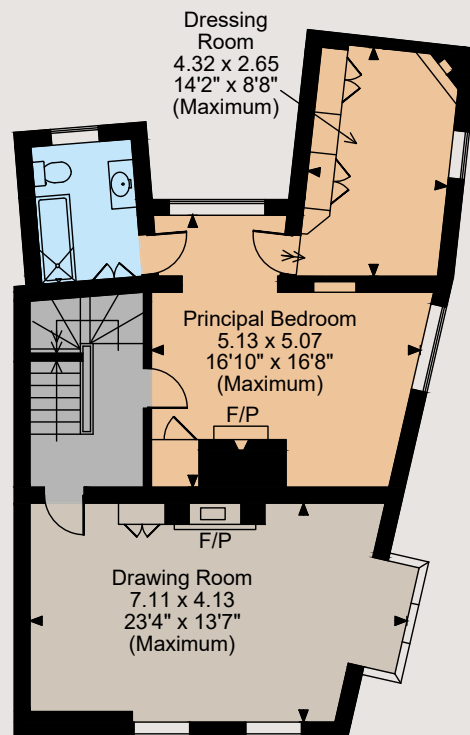




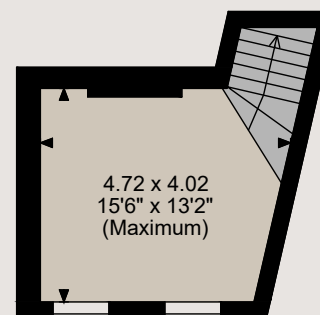
Floorplans
House internal area 2,422 sq ft (225 sq m)
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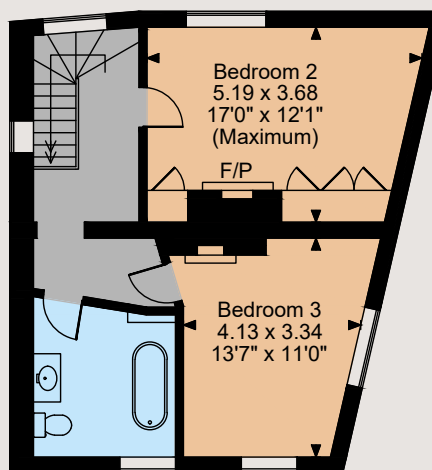
Ground Floor



First Floor



Cellar



Second Floor

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

Local Authority: Shropshire

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

Council Tax: Band F

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.

Tenure: Freehold

Guide Price: £799,950

Listing: Grade II

Shropshire and Mid Wales

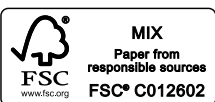
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