



Porch House, Swan Hill, Shrewsbury, Shropshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Porch House

Swan Hill, Shrewsbury, Shropshire, SY1 1NQ

An impressive four-bedroom Grade II listed Tudor townhouse in the coveted “loop” of the River Severn

Shrewsbury mainline station 0.9 miles, M54 (Jct 7) 11.0 miles, Telford International Centre 16 miles, Oswestry 18 miles, Chester 43 miles

Snug | Drawing/dining room | Kitchen/breakfast room | Principal bedroom with en suite shower room | 3 Further bedrooms, 1 en suite
2 Bathrooms | Shower room | Cellar | Courtyard

EPC: rating D

The property

The Porch House is a charming 17th century timber frame residence offering extensive and versatile accommodation set over three floors with a plethora of original period features. These include exposed beams, panelled walls and doors, leaded mullion windows and magnificent open stone fireplaces.

Approached under a gabled front porch, the entrance lobby opens into a spacious kitchen and breakfast room fitted with a range of cabinetry and integrated appliances. Leading off the kitchen is an elegant snug/family room with striking open fireplace. The primary reception space is a 22ft dual aspect drawing and dining room with high cleaning, part-panelled walls, stone fireplace and door opening to the courtyard. The cellar, accessed via the kitchen, provides storage and space for home appliances.

Arranged over the first and second floors are four bedrooms serviced by five bathrooms. Most notable is the sophisticated principal bedroom suite with decorative panelling and original timber flooring.

Outside

At the front, the property opens onto Swan Hill with its array of historic buildings, in the heart of the town centre. At the rear, there is a paved courtyard.

Location

The Porch House occupies an enviable position within the much coveted “Loop” of the River Severn, close to the excellent amenities of Shrewsbury town centre and with access to charming rover walks. The town also enjoys a range of bespoke shops, prize winning covered market, bars and restaurants along with year round events including the popular Shrewsbury Flower Show, Food Festival and Regatta.

Shrewsbury is noted for its excellent schools both within the state and private sectors. Across the Severn is Shrewsbury School, while St Winifred's Convent and the GDST High School are just along the road. Further schooling in the area includes Prestfelde and Packwood Preparatory schools, Moreton Hall, Ellesmere College and Wrekin College.

Road communications are excellent with the A5 M54 linking through to Telford, the West Midlands and the national motorway network beyond. There is a train station in Shrewsbury with a regular service to the Midlands and London. International airports are available at Birmingham, Manchester, Liverpool and East Midlands.

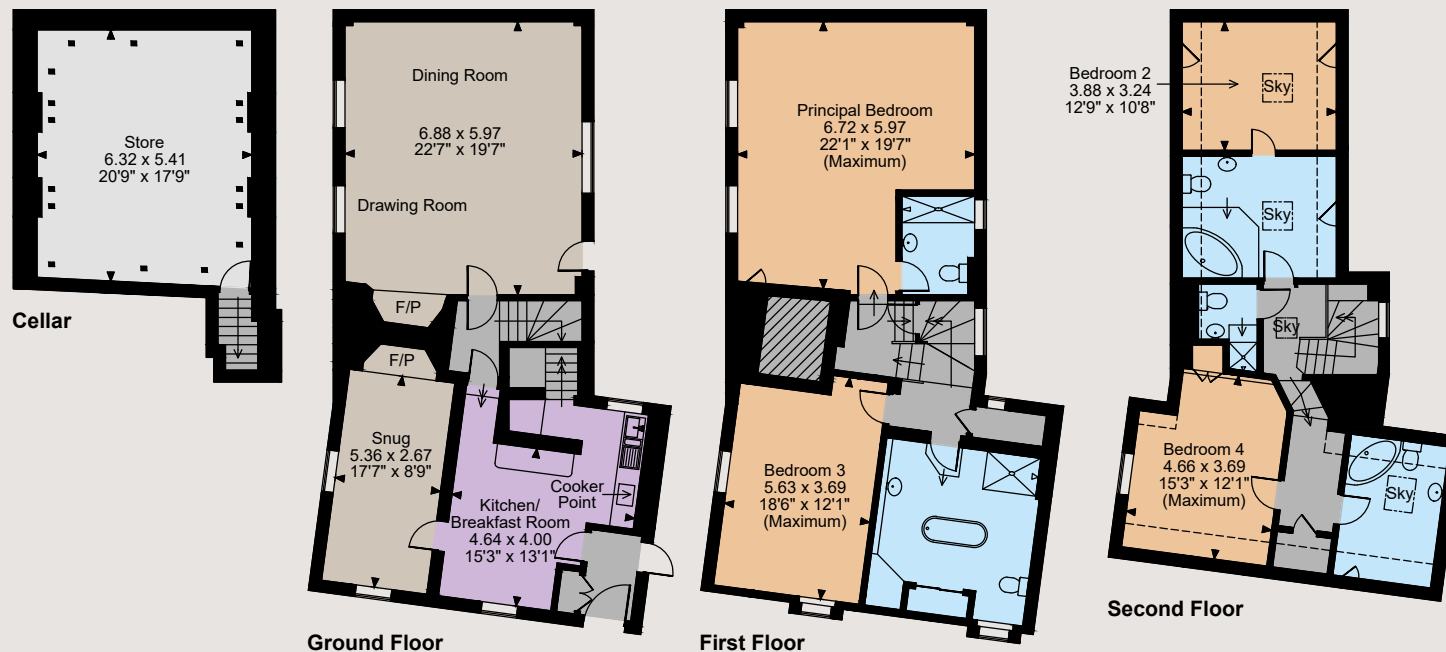
Directions

Follow Satnav to postal code SY1 1NQ
What3words: ///lovely.laptop.played





Porch House Swan Hill, Shrewsbury
Internal area 3,035 sq ft (282 sq m)



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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8559772/SKL



General

Local Authority: Shropshire Council

Services: Mains gas, electricity, water and drainage

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: £500,000

Agent's note: The neighbouring property has a right of access over the courtyard

Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200

shrewsbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
including Prime Central London



For the finer things in property.



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 July 2023. Particulars prepared July 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited