

17 Swan Hill  
Shrewsbury, Shropshire



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& Parker

Land and property. Since 1885.



**Main House 3,109 sq ft (289 sq m)**  
**3 reception rooms | 5 bedrooms | 2 bathrooms**  
**Garden | Secure parking**  
**Freehold | Town centre**  
**Guide price £1,650,000**

An impressive Grade II listed period residence of considerable character and scale, blending historic architectural charm with a contemporary extension, set within its own grounds on one of Shrewsbury's most desirable streets.

17 Swan Hill is a magnificent period home located in the heart of Shrewsbury with extensive parking and a spacious garden. The property offers over 3,000 sq ft of versatile accommodation that seamlessly marries historic elegance with contemporary design. In addition to the main residence, there is the opportunity to purchase a separate office suite with planning consent for residential conversion\* (17a Swan Hill) and a separate self-contained one-bedroom apartment (17c Swan Hill). The neighbouring four-bedroom cottage (17b) may also be available by separate negotiation.

The ground floor layout is designed for both comfortable family living and grand-scale entertaining. At the heart of the home is a spectacular open-plan kitchen and dining room. This modern extension is flooded with natural light via a large roof lantern and features contemporary tiled flooring and bi-fold doors that open seamlessly onto the garden. The kitchen is fitted with bespoke cabinetry, a central island with breakfast bar, and a range cooker. Complementing this space are two traditional reception rooms: a formal sitting room and a cosy snug, each with feature fireplaces. Across the upper floors, the main house provides five generous bedrooms and two bathrooms. The basement adds further versatility, housing a studio and additional storage space.

The walled rear garden provides a private sanctuary in the heart of the town. A level lawn is framed by mature borders and climbing wisteria, while a paved terrace creates an ideal setting for al fresco dining. Unusually for such a central position, the property benefits from substantial off-road parking within a secure gated site.



#### Location

The property is conveniently positioned in the heart of Shrewsbury, close to the town's vibrant centre with its excellent mix of retail, cultural and recreational amenities. Local highlights include Theatre Severn, riverside parks and walks, golf, tennis and cricket clubs, alongside an array of independent cafés, restaurants and boutiques throughout the historic town centre.

The town offers a strong choice of schooling, with highly regarded options in both the state and independent sectors. Notable schools include Shrewsbury School, Shrewsbury High School and Prestfelde, with further independent establishments available in the wider area.

Shrewsbury railway station is within easy reach, providing direct services to Birmingham New Street (around 57 minutes) and London (just under 3 hours), making the location well suited to commuters. Road connections are excellent, with the A5 giving swift access to the M54 and M6 motorway network

#### General

Local Authority: Shropshire Council  
Services: Mains, gas, water and drainage.

Council Tax: Band F

EPC Rating: Exempt

Listing: Grade II Listed

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

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

Agents notes: Both the office suite and flat are currently income producing and more details are available on request.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

\*Planning Application: 24/00243/FUL



Swan Hill, Shrewsbury

Main House internal area 3,109 sq ft (289 sq m)

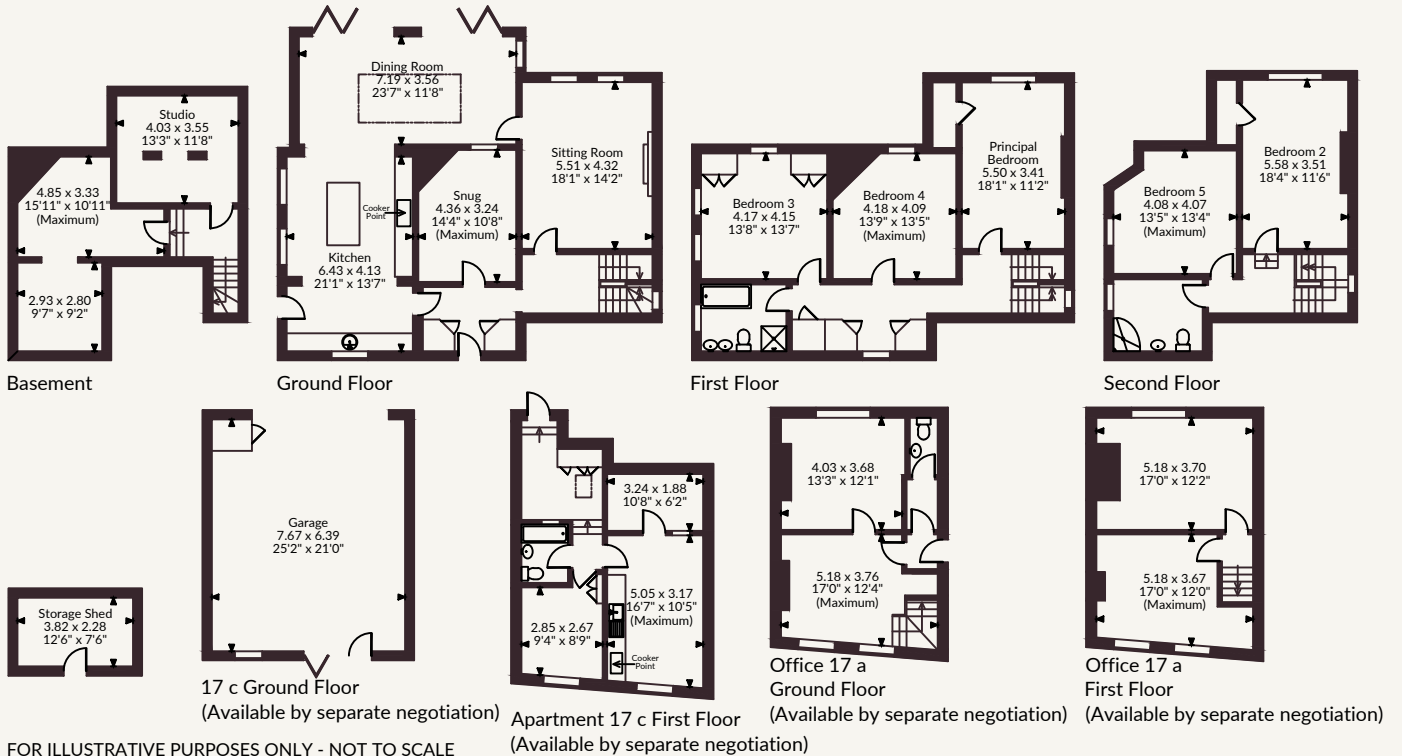
Garage internal area 528 sq ft (49 sq m) (Available by separate negotiation)

Storage Shed internal area 94 sq ft (9 sq m)

Office 17 a internal area 832 sq ft (77 sq m) (Available by separate negotiation)

Apartment 17 c First Floor internal area 478 sq ft (44 sq m) (Available by separate negotiation)

Total internal area 5,041 sq ft (468 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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## Shropshire & Mid Wales

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