



FOR SALE

Offers In The Region Of £550,000

8 Claremont Hill, Shrewsbury, SY1 1RD

A stunning Grade II Listed town house, providing beautifully presented and attractively appointed accommodation, set with lovely south facing walled gardens in this prominent town centre location.



Town centre location



- Grade II listed town house
- Wealth of character
- Beautifully presented
- Spacious rooms
- South facing walled garden
- Viewing essential

DIRECTIONS

From Halls Barker Street office turn right and then right again onto Claremont Hill and after a short distance the property can be found on the left hand side.

SITUATION

The property is delightfully positioned in a prestigious location, being in a conservation area and within a short distance of the excellent range of town centre amenities, which include a wide variety of shops, restaurants and social facilities. The property is located within close walking distance of the Quarry Park which offers some delightful walks along the banks of the River Severn. Shrewsbury town centre also offers a rail service.

DESCRIPTION

8 Claremont Hill is a beautifully presented and most charming Grade II listed town house, which will no doubt create wide market appeal. The ground floor provides two reception rooms offering a wealth of character and positioned across the rear of the property there is a feature open plan kitchen diner, which offers a superb bespoke range of fitted units with granite worksurfaces. The hall also provides access down to the cellar. To the first floor there are two double bedrooms and the neatly appointed shower room. Steps then rise again to the second floor where bedroom three can be found with an additional dressing room and separate bathroom. Outside, the gardens are located to the rear and comprise an Indian sandstone sun terrace entertaining area with numerous raised, shrubbery beds and borders containing a variety of different herbaceous plants.

ACCOMMODATION

Arched entrance with panelled part glazed entrance door leading into:

ENTRANCE HALL

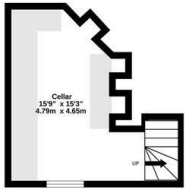
With staircase rising to first floor, beautiful original boarded flooring. Exposed beams. Access door to cellar.

LIVING ROOM

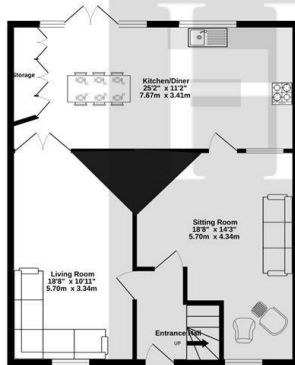
Providing a wealth of exposed wall and ceiling timbers. Fireplace with slate hearth, housing living flame coal effect gas fire. Twin glazed panelled door through to Kitchen/Dining area.



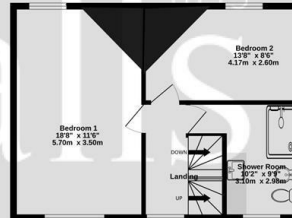
Basement
176 sq.ft. (16.4 sq.m.) approx.



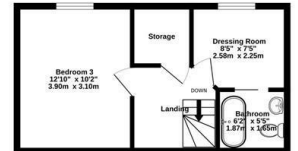
Ground Floor
752 sq.ft. (69.9 sq.m.) approx.



1st Floor
471 sq.ft. (43.7 sq.m.) approx.



2nd Floor
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



SITTING ROOM

With exposed boarded flooring. Part oak panelling to walls and bookcase, wealth of exposed wall and ceiling timbers. Fireplace with stone hearth housing EMPEROR log burning stove with Oak mantel. Ceiling downlighters.

KITCHEN/DINER

KITCHEN AREA with engineered Oak boarded flooring (underfloor heating), providing a most attractive range of soft close eye and base level units comprising cupboards and drawers, with generous granite work surface area over, incorporating a VILLEROY AND BOCH Belfast style sink unit with inset granite drainer and mixer tap with shower head. Integral CDA electric oven and grill with five ring 5 CDA gas hob unit over and fitted extractor hood. Granite tiled splash and sill. Integrated dishwasher, integrated CDA microwave oven. Integrated fridge. Ceiling downlighters, contemporary tall radiator. Feature central island with generous granite work area with base level cupboards and drawers, positioned above is an infra red ceiling mounted heater.

DINING AREA, with engineered Oak boarded flooring (underfloor heating). Part vaulted ceiling with exposed beams. Bespoke range of fitted storage cupboards and shelving. Chandelier and ceiling downlighters and part glazed access door leading out to the delightful walled gardens.

CELLAR

With tiled steps. Integrated fridge and freezer. Providing a single chamber with space and plumbing for washing machine, space for tumble drier. Range of base level fitted storage cupboards and worktop. Radiator. Megaflo pressurised hot water cylinder. Power and lighting.

FIRST FLOOR LANDING

With exposed beams. Staircase rising to second floor landing.



BEDROOM ONE

With a wealth of character, providing numerous exposed wall and ceiling timbers. Fireplace with tiled hearth. Stone surround. Ceiling downlighters.

BEDROOM TWO

With exposed wall timbers. Attractive exposed brick chimney breast with open grate. Ceiling downlighters, fitted shelving and mirrored wardrobes.

SHOWER ROOM

Providing a suite comprising traditional style WC, bidet, circular wash hand basin set on granite top with storage drawers under. Granite upstands with tiled splash. Feature large walk in shower cubicle with mains fed shower, inset splash screen and tiling, ceiling downlighters. Heated radiator towel rail. Bespoke shelving. Electric underfloor heating and ceramic tiling.

SECOND FLOOR LANDING

With walk in storage cupboard with hanging rail and housing the wall mounted WORCESTER gas fired central heating boiler.

DRESSING ROOM

With exposed beams, sloping ceilings, ceiling downlighters, extractor fan and sliding door to:

BATHROOM

Exposed boarded flooring. Providing a white suite comprising WC, pedestal wash hand basin and roll top bath on clawed feet. Concealed drawers.

BEDROOM THREE

With eaves storage shelving. Feature exposed wall and ceiling timbers. Sloping ceilings.



OUTSIDE

The property is approached off street to the front.

THE GARDENS

The gardens are south facing and are a most delightful walled feature. Immediately adjacent to the kitchen/diner is an Indian sandstone and quarry tiled sun terrace ideal for outdoor entertaining and potted plants. This is flanked by numerous raised, well stocked shrubbery beds and borders containing a variety of plants. Nature pond with working water feature. To the top section are additional private seating areas, further floral borders and a brick and slate garden store (with power). External power point and cold water tap.

AGENTS NOTE

For all enquiries relating to parking, please contact the office.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@halls.gb.com

FOR SALE

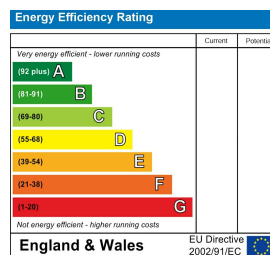
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
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