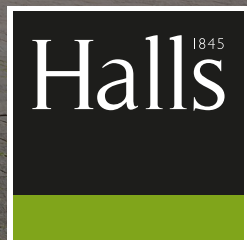




SEYMOUR HOUSE

5 THE LIMES | SHREWSBURY | SHROPSHIRE | SY3 7NU





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Close to town amenities.

AN EXQUISITE FAMILY HOME WITH WONDERFUL ACCOMMODATION
SITUATED ON AN EXCLUSIVE SMALL DEVELOPMENT OFFERING THE MOST
STUNNING REAR GARDENS AND OUTSIDE ENTERTAINING SPACE
WITHIN WALKING DISTANCE TO THE TOWN CENTRE.

Beautifully presented family home
Stunning rear private gardens
Spectacular outdoor entertaining space
Superb flowing living space
5-6 bedrooms
Small private gated development



Shrewsbury Office

2 Barker Street,
Shrewsbury, SY1 1QJ

T: 01743 236444

E: catherined@hallsgb.com

Viewing is strictly by appointment with the selling agents

SITUATION

The development is situated in one of Shrewsbury's most sought after residential areas, tucked away, whilst having easy access to the town centre either by foot or by car.

Belle Vue is a popular residential area approximately 1 mile from the centre of the County Town of Shrewsbury. Belle Vue has a pharmacy, a selection of pubs, takeaway's and a shop. The historic Town Centre offers an excellent range of shopping, leisure and social facilities including a number of restaurants and bars.

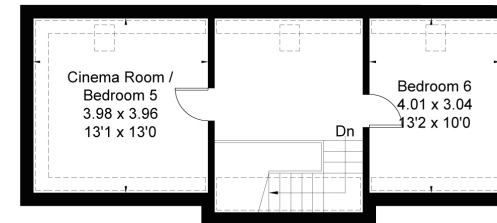
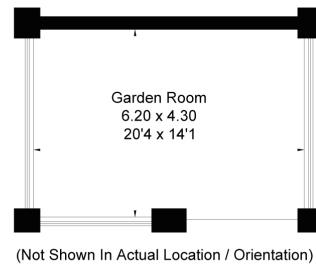
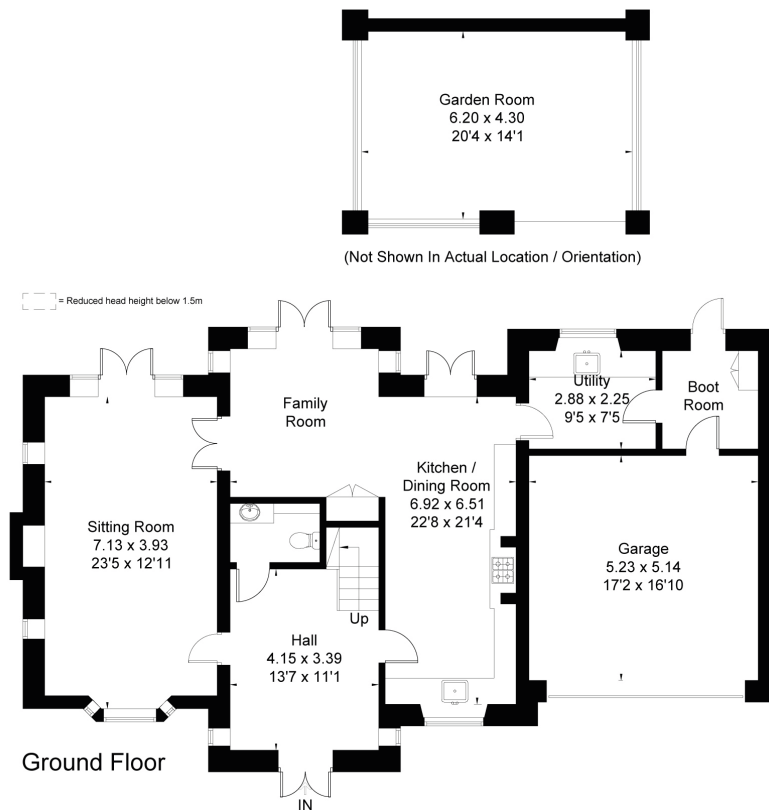
Approximate Floor Area = 280.6 sq m / 3020 sq ft
 Garden Room = 26.6 sq m / 286 sq ft
 Total = 307.2 sq m / 3306 sq ft
 (Including Garage)

There is also the Theatre Severn and the popular Quarry Park where there are a number of events held throughout the year. Several popular state and private schools are in the vicinity including Shrewsbury School and Shrewsbury High School for Girls; there are also preparatory schools such as Prestfelde nearby. Mainline services are available from Shrewsbury railway station, whilst the A5 is readily accessible and links through to the M54 and national motorway network.

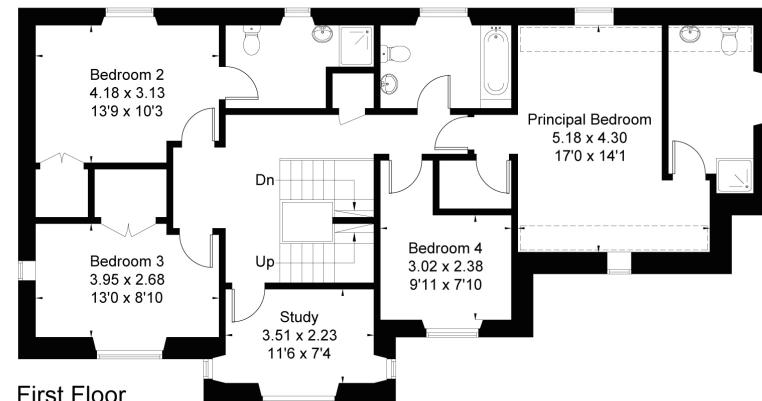
THE HOUSE

Seymour House is an exceptional modern family home occupying a corner plot and one of the largest within The Limes, an exclusive gated development of five prestigious houses within walking distance of Shrewsbury town. Built in 2006, the property offers spacious, light and beautifully presented accommodation throughout.

The key features include solid oak doors, double glazed wooden windows and high ceilings, with a premium specification throughout, underfloor heating and Fired Earth natural stone flooring / wall tiles and Fired Earth sanitary ware.



Second Floor



First Floor

The house has a wonderful flow with the impressive reception hall leading to the sitting room on one side and the kitchen/dining/family room the other. This is a fabulous space, ideal for living and entertaining, with a well-appointed bespoke kitchen. The kitchen has handmade, painted units from Scottwood Kitchens, granite worktops, a Britannia range cooker with a six ring gas hob, NEFF integrated appliances and French doors leading outside to the gardens. There is a utility room off with fitted units and a sink, NEFF white goods including a fridge freezer, a boot room off with a back door leading outside and an internal door to access the double garage.

The kitchen leads on to the family room and in turn to the sitting room through double doors. The sitting room features a limestone fireplace with a polished slate hearth and Clearview wood burning stove. French doors open outside onto the patio area.

A beautiful solid oak staircase rises to the first floor. The Principal bedroom suite has a walk in wardrobe and has a generously sized en-suite shower room. On the first floor there are a further 3 bedrooms, a family bathroom and a study. One of the bedrooms located near to the principle bedroom suite could be made into a large dressing room by knocking through where the current walk in wardrobe is. On the second floor there is a spacious landing and 2 further large bedrooms. This could be used as a teenager's space or a bedroom and cinema room.



OUTSIDE

Outside, the property is approached via electronically operated iron gates, the driveway sweeps round to the left and Seymour House is the first property on your left hand side situated in a large corner plot. There is a block paved driveway in front of the double garage with a pretty herb garden to the side of the front doors. A gravelled feature garden with parterre box hedging is a lovely feature at the front of the house. There are garden gates, either side of the main house and both access the gardens and the rear of the property. The rear garden has a large lawned area and offers a huge amount of privacy, with a partially walled boundary with Elm trees. Box privet hedging borders the patio seating area which is a wonderful place to admire the garden and enjoy some al fresco dining, along with a relaxing water feature. The fabulous, raised pavilion has open sides, electricity, a drop down screen and projector. The current owners use this space as both a relaxing area but also for entertaining. The garden has mature beds and borders planted with a number of plants including Acer, Bamboo, holly and box hedge balls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000

SERVICES

We understand that the property has the benefit of a mains water, electricity and drainage.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words /// taking.cares.unique

From Shrewsbury town centre proceed over the English Bridge and into the right hand lane which feeds into the gyratory system and proceed onto Belle Vue Road, passing the Masonic Arms pub and then after a short distance turn right into Pountney Gardens. Follow this road to the end which leads into The Limes, continue into the development and the property will be identified on the left hand side.



BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



