



**61 The Mount, Shrewsbury, Shropshire, SY3 8PL**

6 bedroom detached house with annexe—£1,395,000 Freehold



## 61 The Mount, Shrewsbury, SY3 8PL

Coopergreenpooks.co.uk

£1,395,000 Freehold—6 bedroom detached house with annexe  
sales@cgpooks.co.uk

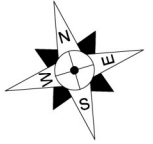
**An attractive Victorian Villa offering substantial and characterful accommodation with the benefit of a detached coach house which has recently been converted to provide additional self-contained living space. The property is set within large and beautifully landscaped gardens and is situated in a sought-after and convenient location within walking distance of the town centre.**

### KEY FEATURES

- Impressive and well maintained interior which retains many original features including stained glass windows, ornate cornices, open fireplaces and decorative tiled flooring.
- Entrance vestibule to hall which provides access to the reception rooms and cellar.
- Separate drawing and dining rooms, both with large attractive bay windows.
- Large open plan sitting/dining room with boarded flooring, wood burner, windows and glazed doors to the rear garden.
- Fitted kitchen with vaulted ceiling, roof light and door to rear garden.
- From the entrance hall there is a staircase to the spacious first floor landing where there are 4 double bedrooms and a bathroom.
- On the second floor there is a further landing which accesses 2 further double bedrooms with walk in wardrobes and another bathroom.
- Private driveways to both the front and rear of the property which provide ample parking. The rear driveway is accessed from Barracks Lane and provides access to the detached garage and further gated access to an enclosed courtyard, the coach house and its additional garage.
- Large level south facing rear garden which has been meticulously landscaped with lawn, pathways, sun terraces and established trees and flower borders.
- In addition to the main accommodation there is a detached coach house which has been recently converted to provide comfortable self contained living space. This comprises a well fitted kitchen/dining room, cloakroom, first floor living room, bedroom and shower room. As it has its own separate access and courtyard garden, the coach house could easily be rented out separately to the main house to provide an income.
- Desirable location in one of Shrewsbury's most sought after areas, close to beautiful riverside walks, excellent schools, and the town centre.



# 61 The Mount, Shrewsbury SY3 8PL, UK



**Approx. Gross Internal Floor Area**  
**Main House = 3313 sq. ft / 307.92 sq. m**  
**Cellar = 303 sq. ft / 28.15 sq. m**  
**Garage = 274 sq. ft / 25.52 sq. m**  
**Annexe = 735 sq. ft / 68.45 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.



























Annexe



Annexe



Annexe



Annexe







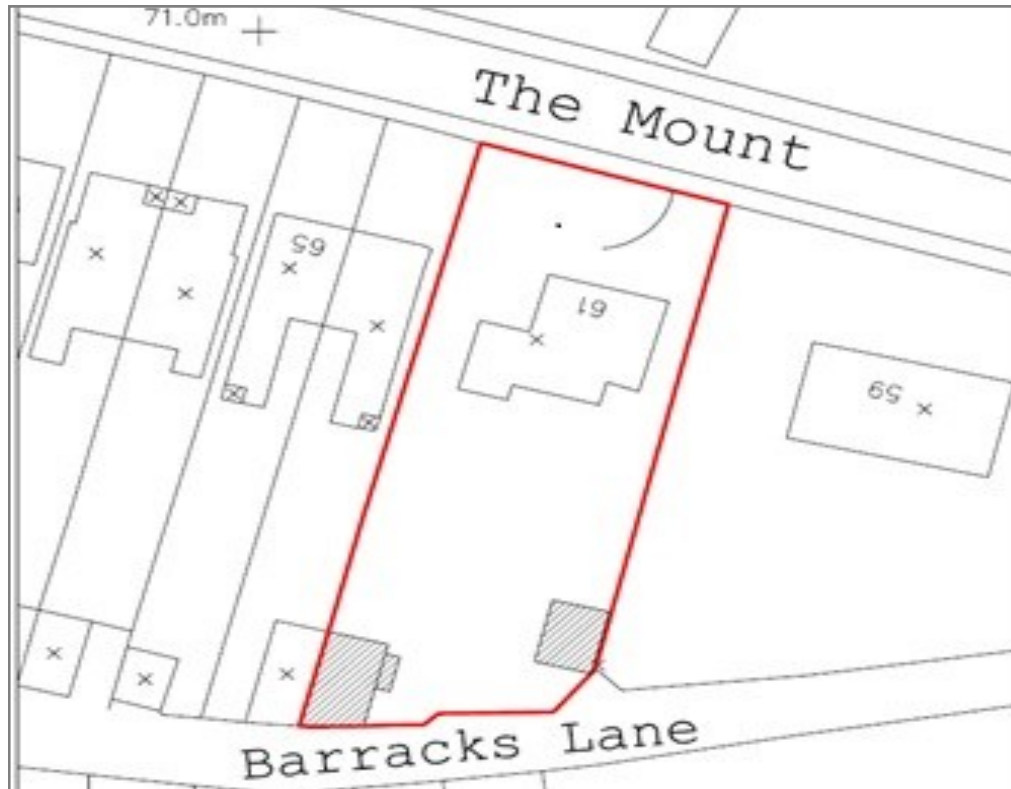
## 61 The Mount, Shrewsbury, SY3 8PL

£1,395,000 Freehold—6 bedroom detached house with annexe

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

rightmove

onTheMarket.com



**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band G</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>
Heating	<b>Gas fired central heating</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

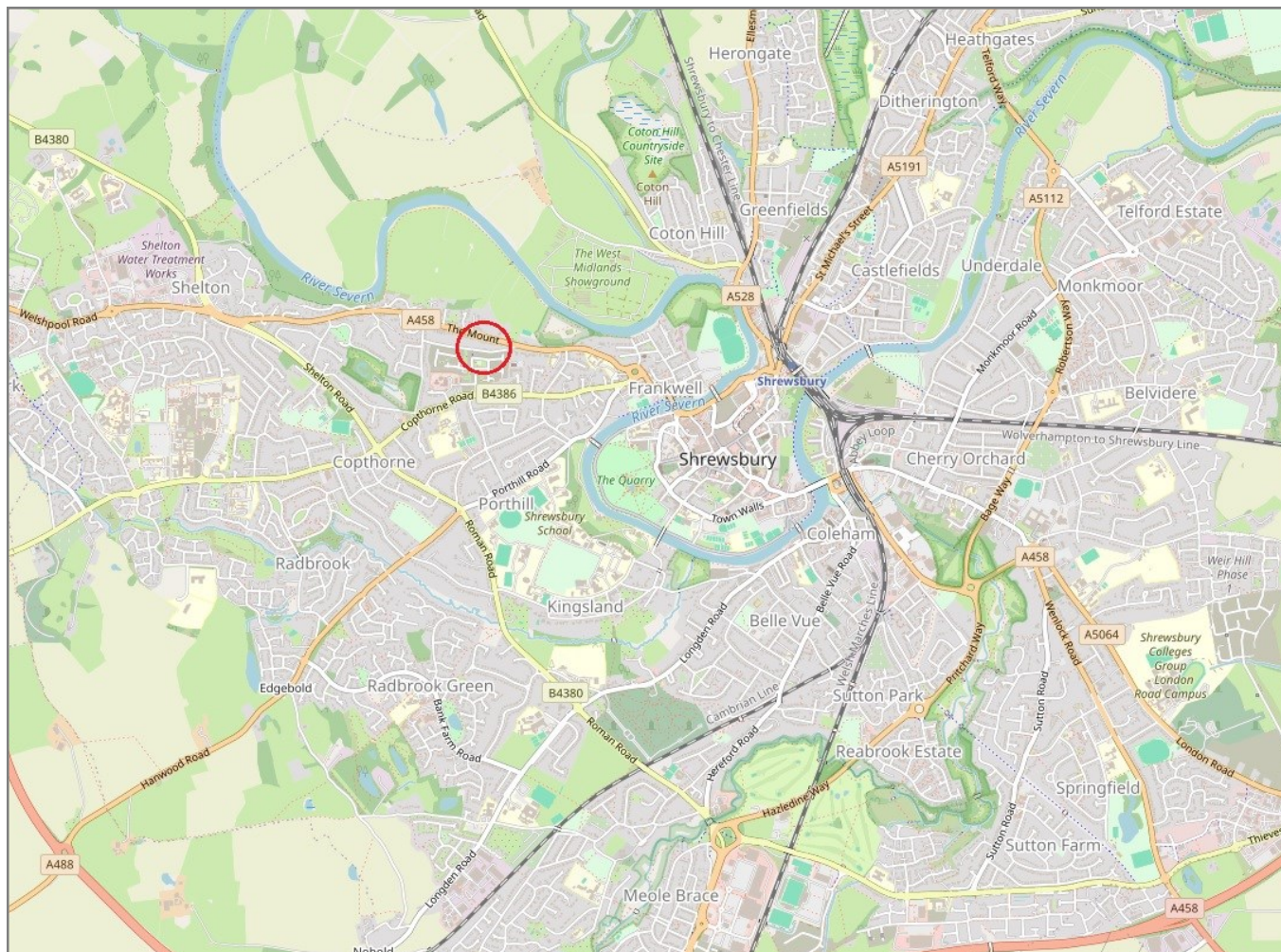


## 61 The Mount, Shrewsbury, SY3 8PL

Coopergreenpooks.co.uk

£1,395,000 Freehold—6 bedroom detached house with annexe

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.