



SAMUEL WOOD

8 Belmont, Shrewsbury, Shropshire, SY1 1TE
Asking Price £1,500,000



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Shrewsbury, Shropshire, SY1 1TE



- Four Storey Grade II Listed Town House
- 5/6 Bedrooms
- 6 Bathrooms
- Traditional Stunning Gardens with Views
- Gas Fired Central Heating
- Self Contained Relatives Annexe
- 4/5 Reception Rooms
- Secure Garage for 4 Vehicles
- Prime Town Centre Location
- EPC Rating E

Occupying a prime and enviable town centre position, interior viewing is recommended of this exceptional Grade II Listed 5/6 bedroom town house with spacious accommodation arranged over ground, first and second floor levels. In addition, the property has secure garaging via Town Walls for up to four cars, the property benefits from stunning views to its rear aspect, all of which will be appreciated during the interior viewing. SEPARATE ONE BEDROOM RELATIVES ANNEXE.



Reception Hall

With beautiful original panelled staircase ascending to the first floor, oak timber flooring, windows to the front with folding shutters, natural sky lighting, under stairs store cupboard with panelled cloaks recess, feature archway and walkway.

Jacobean Panelled Drawing Room 19' x 13'10 (5.79m x 4.22m)

A beautiful room with feature cast iron wood burner set to raised hearth, stunning featured panelling together with timber floor, sash windows overlook the stunning views towards Shrewsbury, the River Severn and into the far distance.

Spacious Kitchen Breakfast Room 14'5 x 19'5 (4.39m x 5.92m)

Attractively appointed with Nobel cooking range with inglenook recess, range of cupboards and draws extend, double glazed French doors lead onto the extensive sun terrace with stunning views and aspect.

Rear Scullery/Shower Room/Utility & Larder

With Belfast sink unit, provision for washing machine, velux roof window, space for appliances, door leads to the forecourt area.

Cellars 18'2" x 22'4" (5.54m x 6.81m)

(Overall measurements) Comprising of three rooms and also vast potential for alternative uses subject to planning permission and building control. There is a cast iron wood burner and a gas fired boiler supplying the central heating for the main residence.

From the reception hall, the staircase ascends to the first floor accommodation.

Spacious Landing

Serving the sitting room and first floor bedrooms.



Sitting Room 14'10 x 16' (4.52m x 4.88m)

With two windows enjoying the rear aspect.

Bedroom 17'9 x 17' (5.41m x 5.18m)

Windows to the rear overlooking gardens and view.

En-Suite Bathroom

Comprising: bath, WC, wash hand basin.

Bedroom 15'8 x 12'4 (4.78m x 3.76m)

Window to the front aspect.

En-Suite Bathroom

Comprising: bath, WC, wash hand basin.

Guest Cloakroom

With WC, wash hand basin.

Second Floor Landing

Serving three bedrooms and shower room.

Bedroom 14'10 x 18'3 (4.52m x 5.56m)

Windows to the rear and side aspect.

Bedroom 12'4 x 9'2 (3.76m x 2.79m)

Window to the front aspect.

En-Suite Bathroom

Comprising: bath, WC, wash hand basin.

Bedroom 13' x 12'1 (3.96m x 3.68m)

Window to the front aspect.

Shower Room

Comprising: WC, wash hand basin and corner shower.

Self Contained Annexe Accomodation

Access is given to the annexe either from the main house via the reception hall or alternatively separate pavement access via Belmont.

Spacious Lounge, Kitchen Diner 19'7 x 20'1 (5.97m x 6.12m)

(maximum measurements) with kitchen area and living/dining area.

Bedroom 14' x 8' max (4.27m x 2.44m max)

Shower Room

Comprising: shower, WC, wash hand basin.

Outside

The property occupies a glorious, prime town centre position off the delightful street of Belmont. With courtyard frontage and also separate access is given to the annexe.

Rear Garden

The property provides a lovely and sizable town centre garden, arranged to two main sections. The first being an extensive sun terrace providing a large area ideal for outside socialising. Steps then descend to the lawn area with gravel ornamental pathways, shrubs and plantings together with attractive traditional walling. Access is given from the garden to:





Garage and Work Shop 21' x 36' approx (6.40m x 10.97m approx)

Vehicular access is given via Town Walls. With space for up to four cars together with a work shop area with power and lighting.

Services at the property

We understand that the property has gas, mains electricity, mains water and mains drainage.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: Main House F & Annexe A

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through Q Financial Services. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

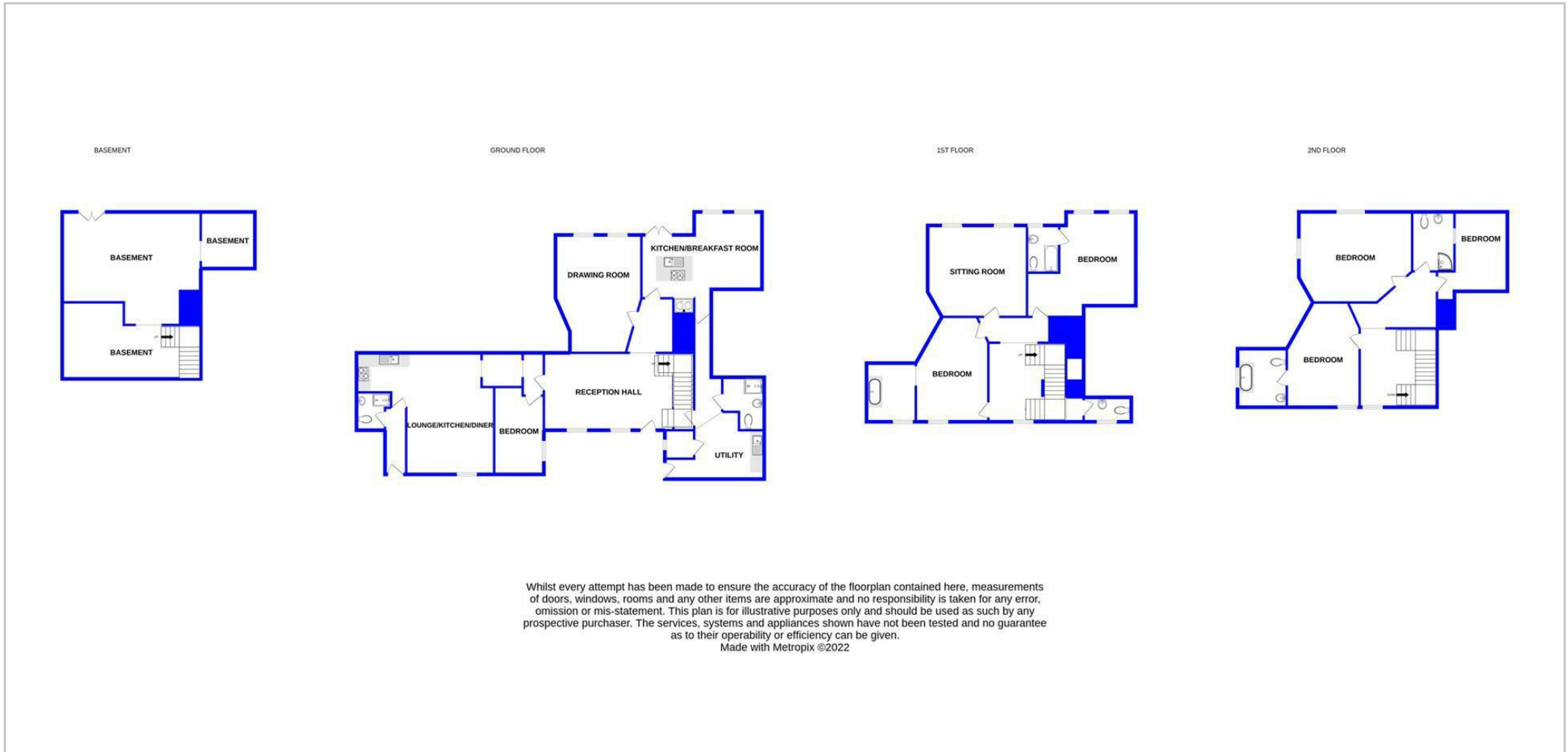
The property occupies a prime Shrewsbury Town Centre position. Belmont is accessed via Town Walls and our property can be located on the right-hand side. The garage and parking is also accessed via Town Walls.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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