



Radnor House, Belle Vue Road, Shrewsbury, SY3 7LU

Shrewsbury & Country House Sales

MILLER
EVANS



Radnor House, Belle Vue Road, Shrewsbury, SY3 7LU

£1,375,000

A superior and meticulously curated Grade II Listed residence, situated in one of Shrewsbury's most esteemed residential areas. This stunning 6 bedroomed home retains many original period features with a modern and elegant twist.

- An distinctive Grade II Listed residence
- Superior accommodation arranged over four levels
- Imposing reception hall. Living room with full length floor to ceiling window
- Impeccably crafted bespoke kitchen seamlessly leading through to sitting room/dining room.
- Superb games/entertainment room, gym and utility and wine cellar
- Master bedroom with dressing room, en suite bathroom and balcony
- Guest bedroom with en suite shower room
- Four further bedrooms, bathroom and shower room
- Timber framed double-bay open garage with room above
- Private, carefully curated garden



Radnor House is a distinctive and much loved family home, designed and built by renowned local architect Samuel Pountney Smith. Designed to look like one large house pairing with its neighbouring Kinnersley/Wilderhope House. This light, bright and airy property boasts generous and practical family accommodation arranged over four levels with 12ft ceilings on the ground and first floors. The property benefits from 5e Network cables to all rooms and a recently updated multi-zoned heating system.

The property is well placed in one of Shrewsbury's most esteemed residential areas, renowned for its architectural significance, within close proximity to the town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle gardens and the Shrewsbury railway station. The property is also well placed close to popular schools in both the state and private sector and convenient transport links. The whole making the location desirable for families and professionals alike.

GARDENS

The property is approached via an electric gateway with pillared entrance over a long and generous forecourt providing ample parking and turning space for guest cars and serving the garage. The carefully curated garden is well screened to provide a private retreat. A paved pathway and terrace serves a central lawn with rustic Pergola providing an ideal entertaining and Alfresco dining area etc.







IMPRESSIVE RECEPTION HALL

21'0" x 7'7"

Retaining many original features

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

15'9" x 14'6"

A light, bright and airy room enjoying floor to ceiling window

Inset log burning stove

SITTING ROOM / DINING ROOM

23'9" x 16'11"

This superb room boasts many original features and includes three sets of double French doors opening onto the landscaped garden.

Opening to:



HIGH QUALITY BESPOKE KITCHEN

18'0" x 15'10"

Expertly fitted with Bespoke individually crafted hand-painted cabinetry incorporating comprehensive ranges of in-frame units and an oversized central island.

From the inner hall, STAIRCASE to LOWER GROUND FLOOR LEVEL

SUPERB GAMES / ENTERTAINMENT ROOM

30'1" x 22'0"

BUTLERS PANTRY

8'6" x 3'8"

WINE CELLAR

8'6" x 3'8"

GYM

10'9" x 5'11"

UTILITY

18'3" x 15'9"



CLOAKROOM

Wash hand basin, wc

STAIRCASE with half landing rises to FIRST FLOOR LANDING

MASTER BEDROOM

22'0" x 15'9"

Enjoying many original features with three large dual aspect windows

Balcony overlooking the beautifully landscaped gardens. Second balcony

DRESSING ROOM

15'10" x 6'7"

EN SUITE BATHROOM

15'10" x 8'4"

Luxuriously appointed with free standing roll top bath

Vanity with twin inset hand basins, wc

Double shower cubicle with Drench overhead shower

BEDROOM 2

15'9" x 12'4"

BATHROOM

Fitted bath with wash hand basin and wc with concealed cistern



STAIRCASE continues to SECOND FLOOR LANDING with loft access.

BEDROOM 3

15'10" x 14'11"

BEDROOM 4

15'2" x 12'2"

BEDROOM 5

10'7" x 9'10"

BEDROOM 6

15'5" x 12'4"

EN SUITE SHOWER ROOM

8'2" x 7'7"

SHOWER ROOM

8'10" x 7'3"

Luxuriously appointed with shower cubicle

Vanity unit with twin counter top wash hand basins and traditional wc

OAK FRAMED OPEN BAY DOUBLE GARAGE

Water and electric supply to the garage.

External staircase to room above suitable for use as home office/consultation room etc. (subject to any necessary planning consents etc)

HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system onto Belle Vue Road. Continue for a short distance where Radnor House will be found on the right hand side, just after Pountney Gardens.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

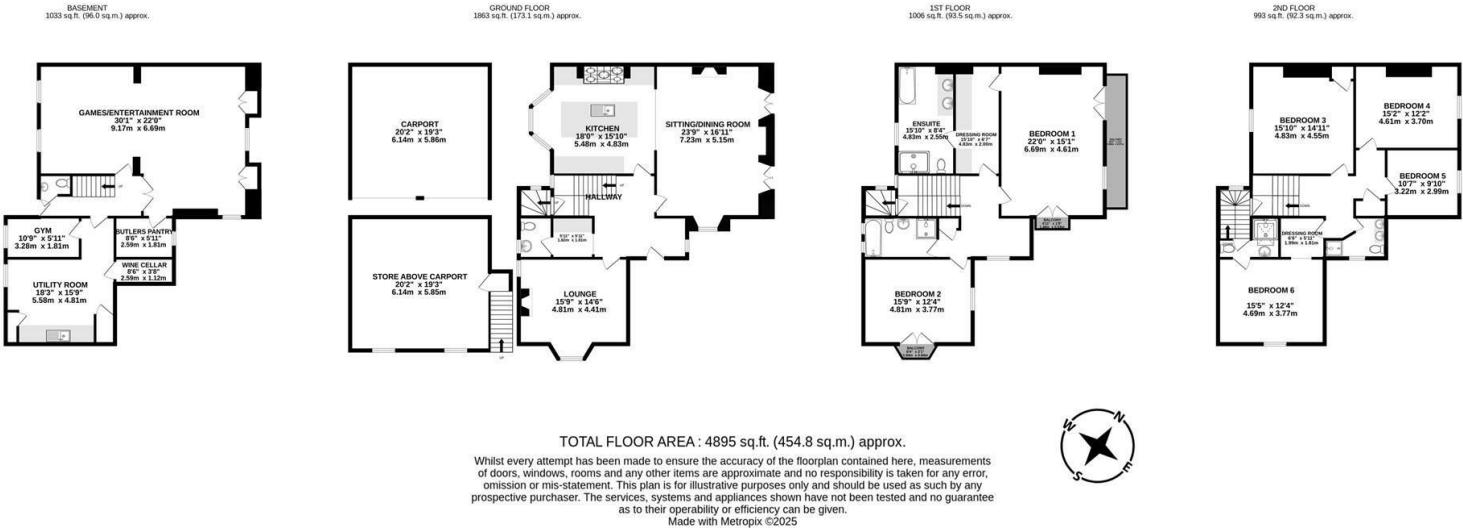
SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council



FIND OUR PROPERTIES ON:

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country
Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) Consultant: David C. Evans Fine & Country: Emma Romaine-Jones