



2 Dogpole Court, Shrewsbury, SY1 1ES

Shrewsbury & Country
House Sales

**MILLER
EVANS**



2 Dogpole Court, Shrewsbury, SY1 1ES £975,000

Freehold

- A delightful and well appointed Grade II Listed Queen Ann townhouse
- Generously proportioned accommodation arranged over 4 floors
- Magnificent drawing room overlooking and with access to the garden
- Three large double bedrooms all with en suite bathrooms and built in cupboards and wardrobes
- Finest rooftop panorama of Old Shrewsbury and views beyond
- Delightful enclosed landscaped Italianate garden
- Privately owned parking space approximately 100 metres from the house off the top of Wyle Cop
- Plaster work and cornicing throughout and doors finished in Walnut on the ground level.



2 Dogpole Court is an imposing Grade II Listed Queen Anne town house circa 1700, part of which appears on the left hand side of the oil painting 'Formal garden at the back of Dogpole', which is now on display in the Shrewsbury Museum and Art Gallery. A rare opportunity now arises to purchase this unique property conveniently positioned in a Conservation area within the loop of the River Severn.

This well proportioned and extremely attractive Town House possesses a wealth of charm and character and provides well planned accommodation with rooms of pleasing dimensions, ideal for comfortable daily living and large scale entertaining. On the ground floor, the drawing room which is generously sized, has a stylish fireplace of fine detail and a French sash window, which opens onto a raised terrace with balustrade and steps leading down to the landscaped garden. On the lower ground floor is a further sitting room currently being used as a library/study with French doors and steps which ascend to the garden. The dining room is adjacent to the well appointed kitchen. From the entrance hall, an elegant staircase rises to the first floor with master bedroom and en suite bathroom, together with a further guest bedroom two with en suite bathroom. The staircase continues to the second floor where there is a further spacious bedroom with en suite bathroom. The property benefits from a secure parking space.

The property is well placed in a quiet, secluded and enviable courtyard, in Shrewsbury's vibrant town centre, adjacent to a number of dining options, high street shops and independent boutiques, together with the Theatre Severn and the renowned Quarry Park and Dingle Gardens, train and bus stations. There are a number of excellent schools in both the private and state sector.







INSIDE THE PROPERTY

ENTRANCE HALL

DRAWING ROOM
22'0" x 16'0"

DINING ROOM
14'3" x 12'9"

KITCHEN
8'1" x 16'0"

UTILITY
6'8" x 2'11"

GUEST WC
Finished in art deco style with overhead and mirror lighting, white tiling with black trim and black radiator, low level WC and cupboard, rear shelf and pedestal wash hand basin

STAIRCASE from entrance hall DESCENDS TO LOWER INNER HALL

LOWER GROUND FLOOR

Central hallway with radiator and understairs storage cupboard.

SITTING ROOM/STUDY
21'8" x 13'10"

CELLAR
20'9" x 15'11" max
Comprising three chambers providing excellent storage space with numerous lights, an alcove with washing machine and tumble dryer, plus a very convenient workshop area, with cupboard, shelving and fitted stone worktop

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

FIRST FLOOR MASTER BEDROOM
22'10" x 16'0"
With access to loft space.

EN SUITE BATHROOM
With underfloor heating
Bath and shower

BEDROOM 2
16'9" x 12'8"

EN SUITE BATHROOM

STAIRCASE continues to SECOND FLOOR LANDING

Top landing with loft access plus built in wardrobe and shelves

BEDROOM 3
16'8" x 16'0"
With access to loft.

EN SUITE BATHROOM
Bath and shower.

OUTSIDE THE PROPERTY

From the French sash window there is a raised terrace with a balustrade and formal steps leading down to a delightful landscaped Italianate rear garden with neatly kept pleasure lawn and a wealth of established shrubs, ornamental trees and rose displays supported by L'Arbre Corten screens, with a further circular paved terrace providing additional seating/entertaining space.

External cold water tap and external power points to the left and right of the terrace, cables discreetly laid for night lighting, with external lantern lights on terrace and lower ground level, security light, plus handy garden storage cupboard. Walls leading to the garden are painted in the colours of the Cinque Terre and feature figurative terracotta panels

IN THE COURT

External water tap by the kitchen and security lights above the kitchen and at the top of the Court.

PARKING SPACE

The property benefits from a parking space close by and within a controlled area, with convenient pedestrian access through the archway by Botanique and vehicle access via Belmont Bank.



HOW TO GET THERE

The property is best approached into Shrewsbury along Castle Street and onto Dogpole, where Dogpole Court will be found after some distance on the left hand side.



Total area: approx. 2979.9 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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.

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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