Knight Frank

ST MILBURGA'S

29 Kennedy Road, Shrewsbury, Shropshire SY3 7AB

AN EXCEPTIONAL HOME

Occupying an elevated and southerly facing position in Shrewsbury's most sought-after location.

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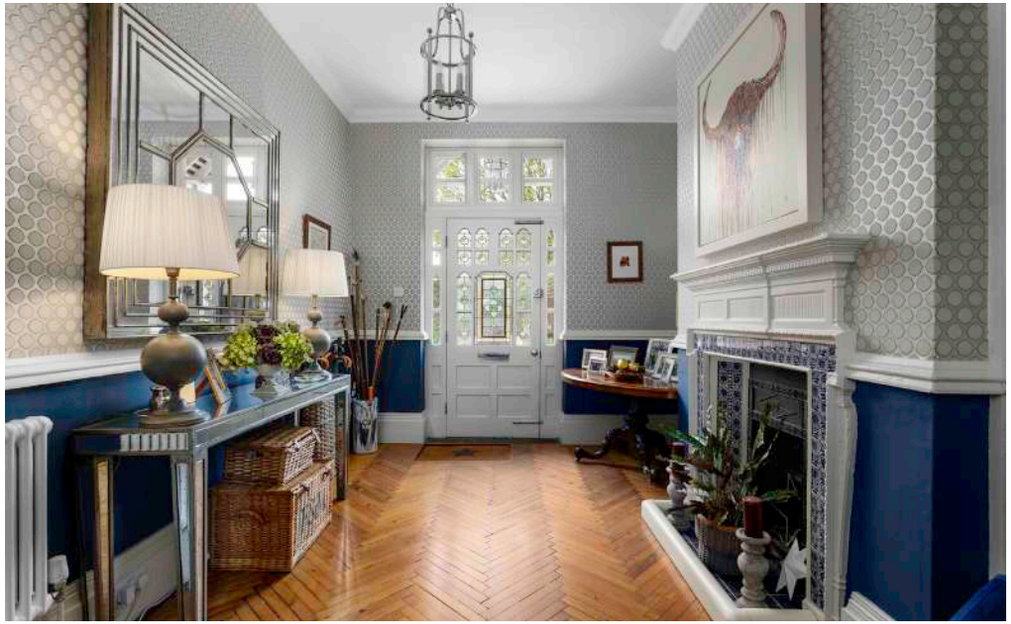
Local Authority: Shropshire Council

Council Tax band: Band G

Services: Mains water,electricity, drainage and gas are all connected.

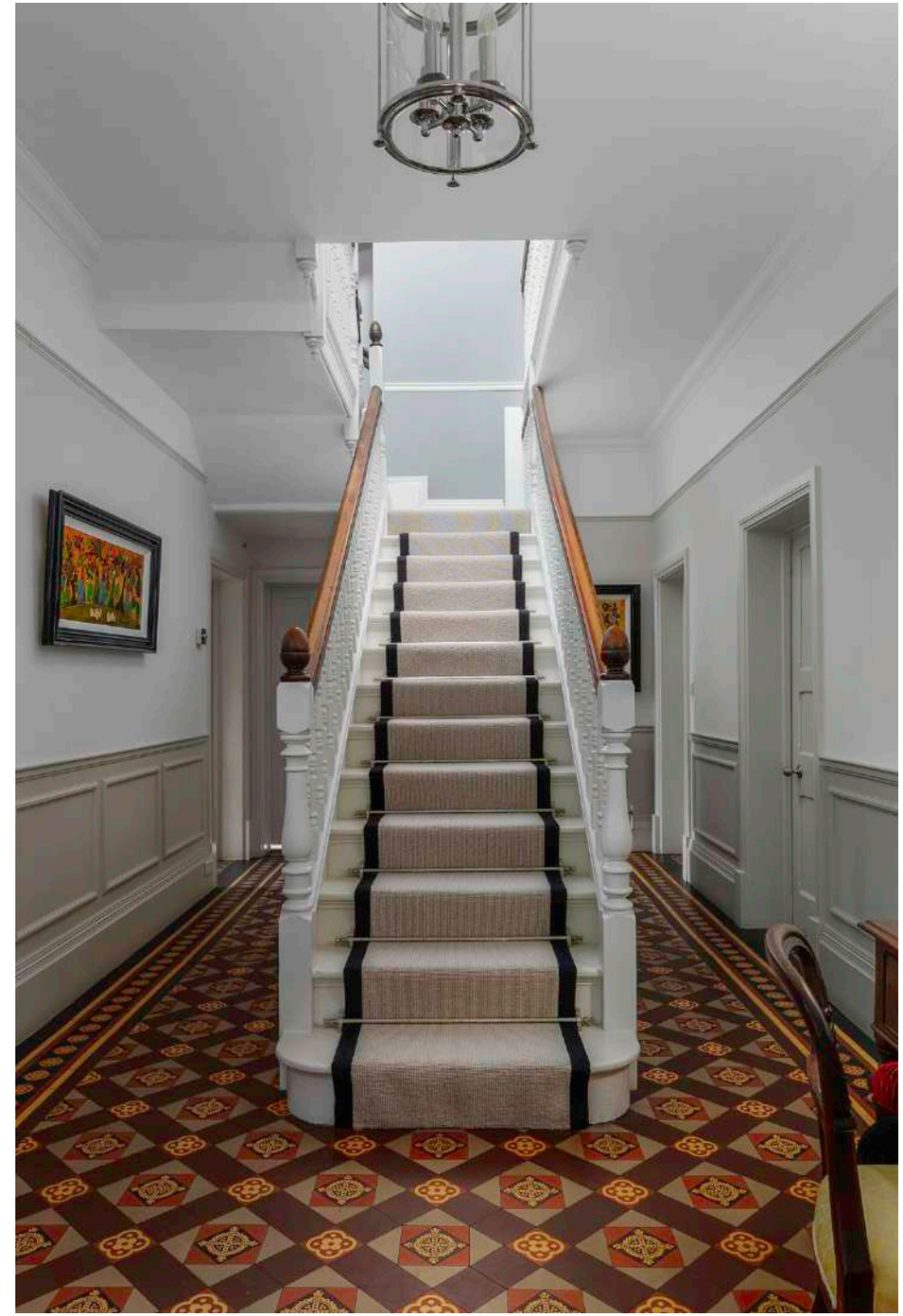
Tenure: Freehold

Guide Price £2,250,000



ST MILBURGA'S, 29 KENNEDY ROAD

Built in 1884 by Treasures for Dr W N Thursfield, a pioneering medical health officer for Shropshire, St Milburgas's takes its name from the former princess, abbess and miracle worker of Wenlock Priory. Its design was most renowned for its dedicated sanitation tower, built to contain separate washrooms on two floors with its own dedicated hot water supply. It later became the home of local historian and aesthete Stella Straughan and is referred to in her publication "Kingsland, Shrewsbury, A Short History".

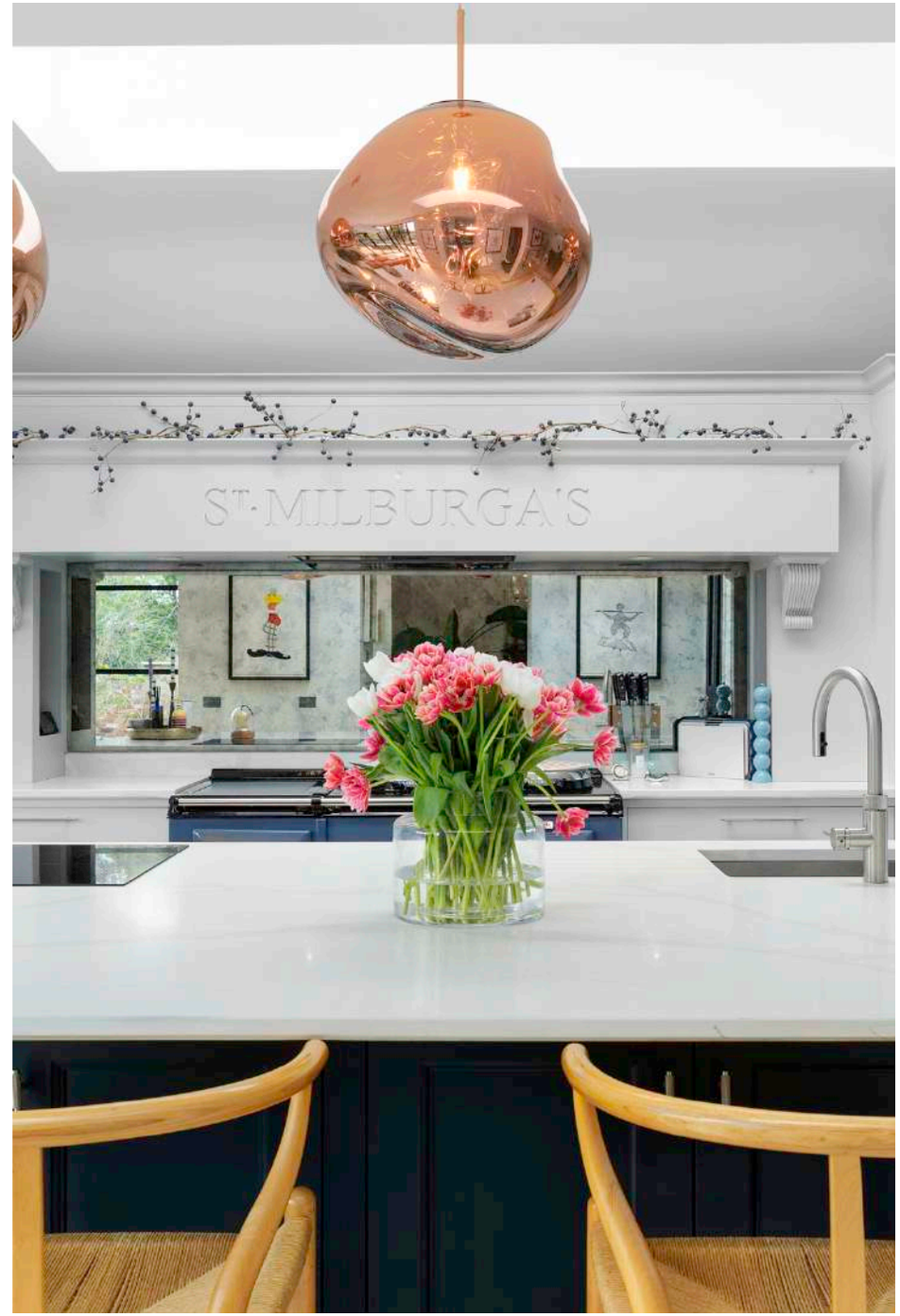


THE PROPERTY

The property offers an impressive layout extending to over 5,000 sq. ft, providing both elegant formal spaces and relaxed family living.

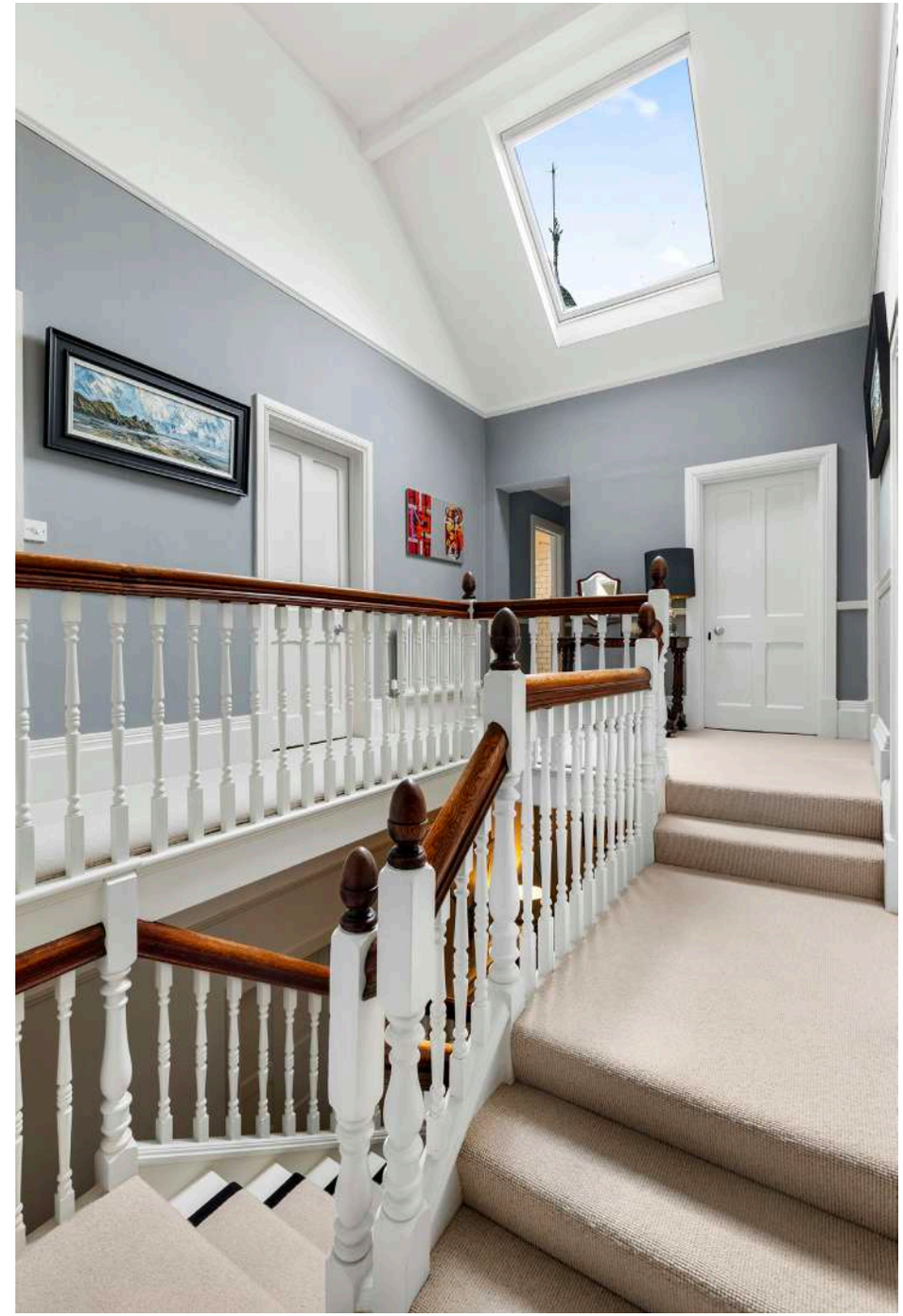
The ground floor is centred around a welcoming entrance hall leading into a generous hallway, setting the tone for the proportions throughout. At the heart of the home lies a magnificent open-plan kitchen/family, complemented by a separate breakfast room, creating a superb hub for day-to-day living. Supporting this are a well-appointed utility room, pantry and additional storage. A sitting room and study/snug, each room over 20ft in length complete the ground floor accommodation.

Set in a conservation area, Kennedy Road is one of the most sought-after locations within Shrewsbury partly due to the proximity to all that the town has to offer, in just under a mile via a pleasant walk over the Kingsland Bridge.



An elegant home set in grounds of over half an acre it enjoys an elevated position with great privacy to the rear. The property has, under the ownership of our clients been superbly renovated and extended and now offers up to date and high-quality fixtures and fittings whilst retaining key original features of the home, including exposed wooden and tiled floors, Coalbrookdale fireplaces and carved balustrading and plasterwork.

The first floor provides four generously proportioned double bedrooms, including a luxurious principal suite with en-suite shower room, alongside a spacious family bathroom and additional shower room.



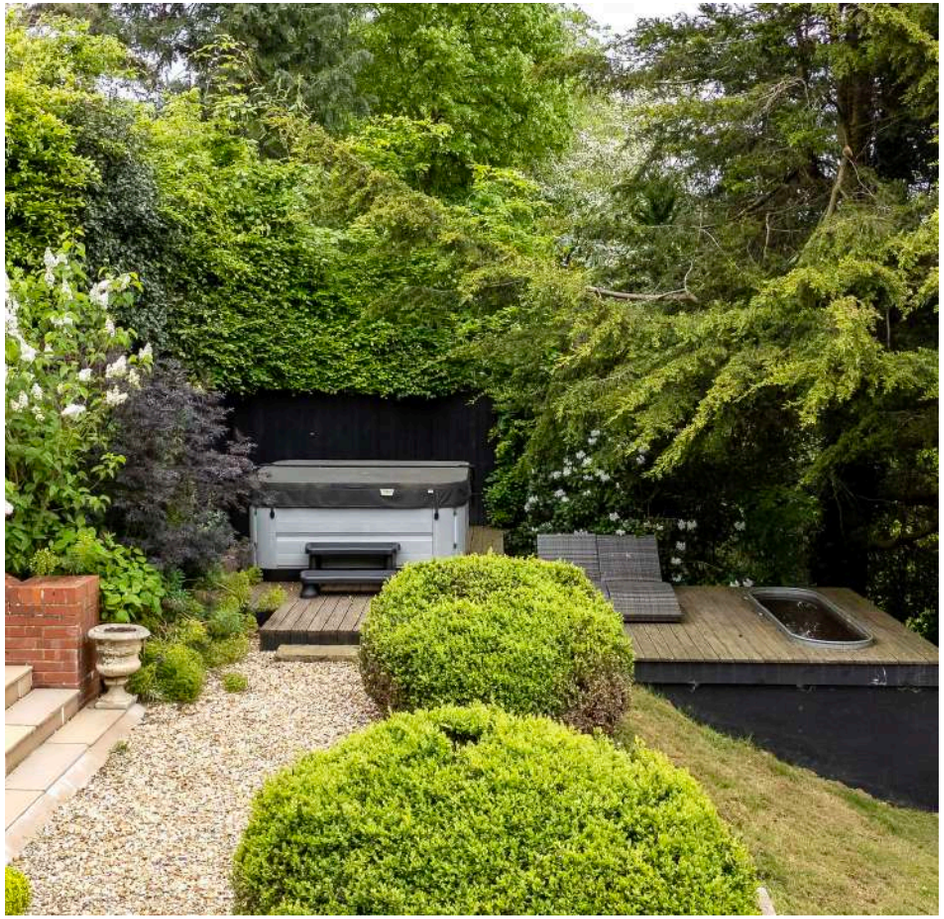
The second floor offers further versatility with additional bedrooms and or a potential sitting room, ideal for guests, teenagers or live-in accommodation.

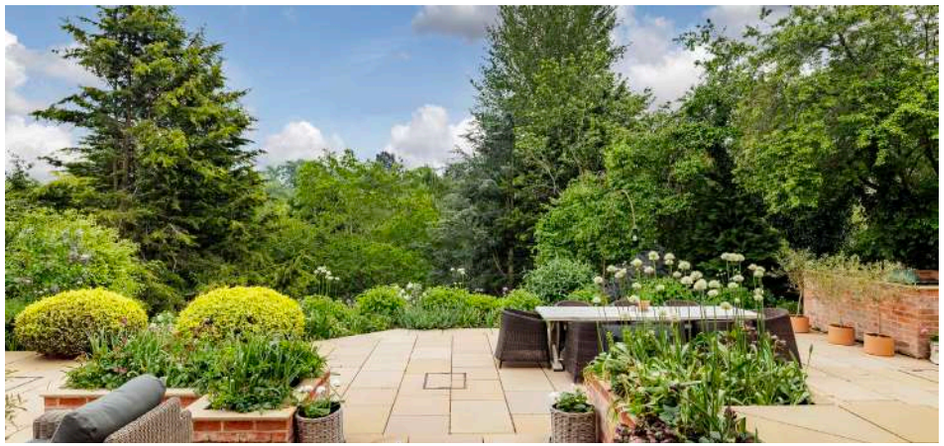
A lower ground floor adds further appeal, featuring a dining room, cellar/storage space and a wine store, perfect for lifestyle buyers seeking additional utility or leisure space.

The Gardens and Outside

The rear garden is almost due south facing and has access at both sides of the property. A rear paved terrace extends across the width of the house. Raised planters are filled with herbaceous perennials. The patio offers ample space for outdoor dining as well as seating and cooking. Steps lead down to a lower terrace space where there is a timber-built gym/office/store as well as a hot tub, cold plunge pool and seating areas.

The lawn slopes down toward The Bowbrook, with a mature orchard in the lower area and is well screened on both side with mature trees and hedging which offers a wonderful view from the terrace. All about 0.6 acres.





Distances
0.5 miles to Shrewsbury town centre, M54 10 miles, Birmingham City Centre 49 miles, Chester 45-miles, Birmingham Airport 56 miles, Manchester Airport 68 miles.

The nearby Quarry Park offers 29 acres of gardens, and riverside walks whilst Shrewsbury train station is just over a mile away with direct links to Birmingham, Manchester and Cardiff. The prestigious Shrewsbury School is on a stones' throw away from the property.

There is an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, a superb choice of cafes, bars and restaurants, cinemas and theatres.

St Milburgas, 29 Kennedy Road, Shrewsbury, SY3 7AB

Approx. Gross Internal Floor Area
Main House = 5015 sq. ft / 466.05 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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