

# PORTHILL HOUSE

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PORTHILL ROAD | SHREWSBURY | SHROPSHIRE



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PORTHILL ROAD | SHREWSBURY | SHROPSHIRE | SY3 8RN

Town Centre 1 mile | Train Station 0.9 miles | Telford 16 miles  
Chester 43 miles | Birmingham 49 miles | London Euston 2 hours 36 minutes  
(Distances and time approximate)

One of the finest period family homes in Shrewsbury  
occupying a prominent position on the highly regarded Porthill Road

Prime position on one of Shrewsbury's most desirable roads, set within just under 0.5 acres  
Garden room extension connecting the kitchen and living space, overlooking the south-facing gardens  
Generous accommodation with five bedrooms and flexible living areas  
Beautiful southwest-facing walled gardens with extensive patio terrace  
Private electric-gated driveway leading to a detached garage block, workshop and first-floor rooms  
Scope to convert the hayloft and stable into additional accommodation, subject to planning consent

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# LOCATION & SITUATION

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The property is most attractively situated in one of Shrewsbury's most sought after areas and has the benefit of a number of amenities close by. A range of state and private schools are readily available together with a tennis club whilst Shrewsbury town centre is within walking distance via the Porthill footbridge which offers delightful views and walks through the Quarry and along the banks of the River Severn.

**Road:** Commuters will find ready access to the main A5 commuter route linking east to Telford and the M54 motorway or alternatively north to Oswestry and with further links to Chester.

**Rail:** Shrewsbury railway station offers direct rail services to London, Birmingham and Chester.

**Air:** Birmingham Airport – 45–50 miles, Manchester Airport – 50–53 miles, Liverpool John Lennon Airport – 49–50 miles.

**Schools:** The property is ideally situated for a number of excellent schools, including Shrewsbury School, Shrewsbury High School, and preparatory schools such as Kingsland, St Winifred's, and Prestfelde. A range of well-regarded state schools are also nearby, including Woodfield Infant School and St George's Junior School, along with local secondary options such as The Priory School and Meole Brace School.

**Sporting:** There are a range of sporting facilities nearby such as the Pengwern Rowing Club, local tennis and cricket clubs, golf at Shrewsbury and Conover, horse racing at Chester & Ludlow.



## PORTHILL HOUSE

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Porthill House is an elegant and substantial period residence of considerable architectural merit, occupying a prominent position on the highly regarded Porthill Road. Porthill House displays many of the characteristics associated with the finest town-edge country houses of its era.

Constructed of attractive red brick beneath a pitched roof, the house retains a wealth of original features including well-proportioned reception rooms, sash windows, impressive ceiling heights and elegant architectural detailing throughout.





## THE ACCOMMODATION

A welcoming reception hall forms an impressive introduction to the house and provides access to the principal reception rooms. The elegant drawing room is a beautifully proportioned space featuring large sash windows and views over the gardens, while the formal dining room offers an ideal setting for entertaining and family gatherings.

To the rear of the house lies the heart of the home: an exceptional open-plan kitchen and breakfast room which flows effortlessly into the impressive garden room extension. Designed to maximise natural light and capture views across the landscaped gardens, this outstanding space provides a wonderful

environment for everyday family living. Large glazed elevations create a seamless connection between the interior and exterior, while doors open directly onto the terrace for summer entertaining. Supporting the kitchen are a practical utility room and separate ironing room, ensuring excellent ancillary accommodation. A well-appointed shower room completes the ground floor accommodation.

On the first floor are three generous bedrooms together with the principal bedroom suite, enjoying attractive garden views and the benefit of an en suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom.

The second floor provides further bedroom accommodation and offers flexibility for use as guest rooms, children's rooms, study space or hobbies accommodation depending on individual requirements.

In addition, the adjoining hayloft and stable buildings present exciting potential for further development, subject to any necessary consents, creating opportunities for ancillary accommodation, home offices, leisure facilities or guest suites. Occupying a secluded setting behind mature hedging and accessed through electric gates, the house enjoys a remarkable degree of privacy whilst being within easy reach of Shrewsbury's historic town centre.

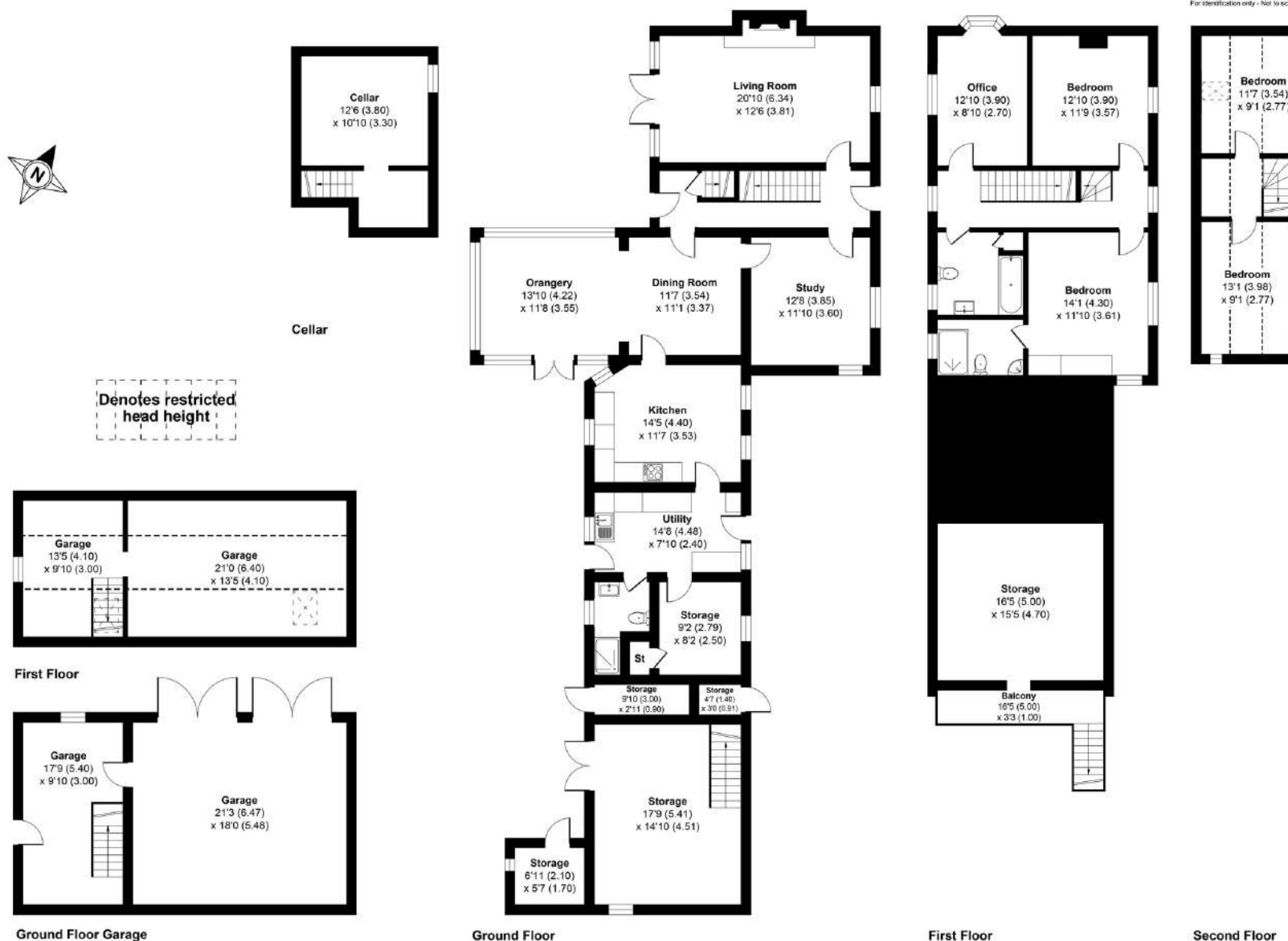






# PORTHILL HOUSE

Approximate Area = 3143 sq ft / 292.0 sq m  
 Garage = 1003 sq ft / 93.2 sq m  
 Total = 4146 sq ft / 385.2 sq m  
For identification only - Not to scale.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

VIDEO TOUR



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## GARDENS & GROUNDS

Porthill House is approached through private electric gates opening onto a generous gravelled driveway which provides extensive parking and turning space. The driveway leads to a detached garage block with useful accommodation above, offering further versatility for storage, workshop space or future conversion opportunities, subject to the necessary consents.

The gardens are a particular feature of the property and provide a wonderful setting for the house. Extending predominantly to the south-west, they have been thoughtfully landscaped to create a series of attractive outdoor spaces combining formal structure with mature planting. Immediately adjoining the house is an expansive paved terrace, ideally positioned for al fresco dining and outdoor entertaining while enjoying the afternoon and evening sun.

# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand the property has the benefit of mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay  
Shrewsbury, SY3 8HB. Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – G

## EPC

Rating – D

## DIRECTIONS

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From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout and take the first exit onto Copthorne Road, after a short distance take the left turn opposite The Bricklayers Arms into Pengwern Road. This road leads to a T junction, turn right onto Porthill Road and the property will be seen on the left hand side before the roundabout.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

**1.** These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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