



IVY HOUSE, 37 KENNEDY ROAD

Shrewsbury, Shropshire, SY3 7AA



ONE OF SHREWSBURY'S FINEST HOUSES

Ivy House is beautifully positioned to enjoy great privacy, being set back from the road and approached via a gated driveway to a large parking area with garaging.

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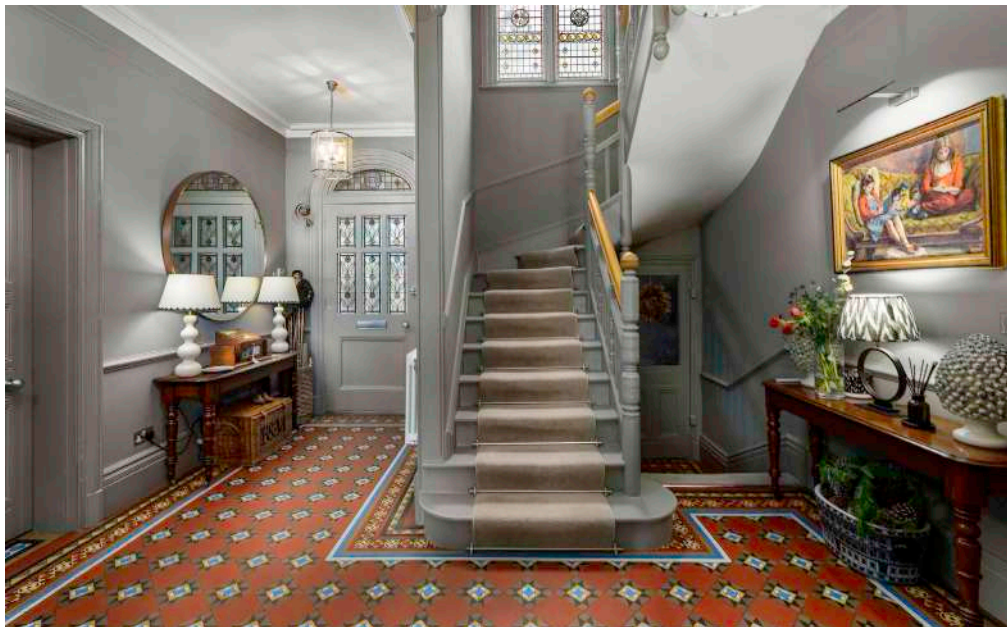
Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

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

Guide Price: £3,000,000



IVY HOUSE, 37 KENNEDY ROAD

An exceptional home of outstanding quality that has been renovated and extended by the current owners to create a wonderful family home that combines the elegance and style of the original house.

Believed to have been built in 1885 as a gentleman's residence, the house combines the traditional elements with modern open plan living space that is fabulous for entertaining and family living.





THE PROPERTY

Throughout the house there are many elegant period features and a number of the reception rooms have fireplaces and wood-burning stoves.

Off the hallway are a range of reception rooms with drawing room, study and an impressive large open plan kitchen, dining, family room that has doors opening directly onto the terrace that runs across the rear of the house into the garden.

A boot room, utility, two WC's, cloakroom, walk in closet and boiler room complete the ground floor. There is also access to the cellar from the hall.



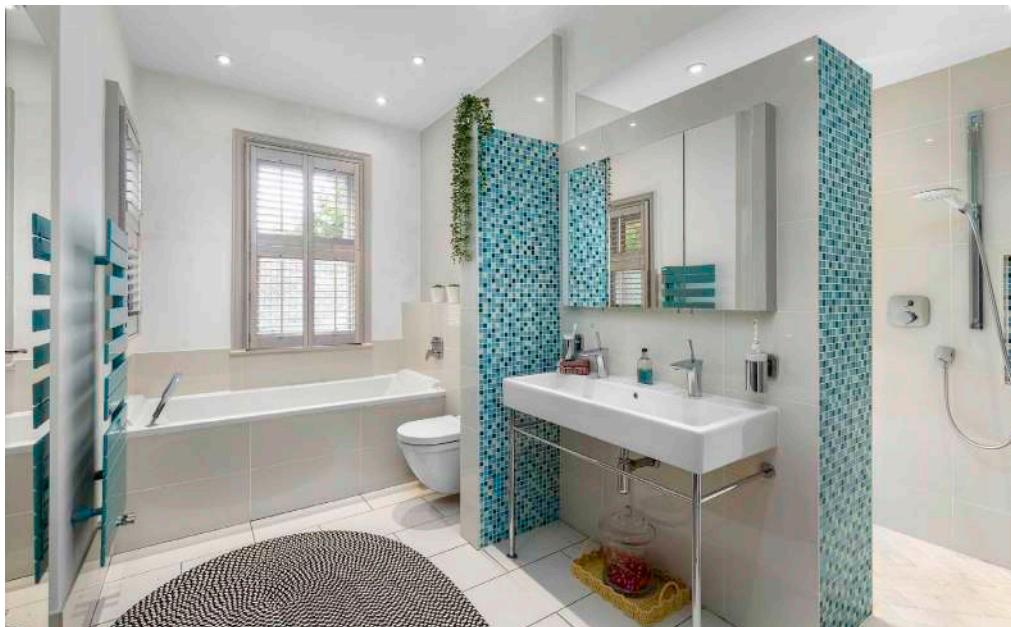


UPSTAIRS

On the first floor is the main bedroom that over looks the garden to the rear of the house. It has a fitted walk in wardrobe and en-suite with bath and shower. The second bedroom has fitted wardrobes and an en-suite, with the third bedroom having use of the bathroom opposite.

On the second floor, there are three further bedrooms and a bathroom set off a large landing that also has a seating area.





LOCATION

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

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.





GARDENS & OUTSIDE

The plot extends to just over one acre with mature hedging and lawns flanking the driveway to the front of the house.

The rear garden is exceptional and faces almost due south. the large terrace runs across the rear of the house extending the living space from inside to outside, before leading onto formal lawns bordered by mature hedging and graveled pathways that lead to the lower section of the garden.

The lower section of the garden set behind a low brick wall banks down via an orchard to the Kingsland Valley with The Radbrook running through.





DISTANCES

-Shrewsbury Train station 1.2 miles
-Shrewsbury Market Square 0.9 miles
(Distances and time approximate).



We would be delighted
to tell you more.

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