

The Beeches, 72 The Mount, Shrewsbury, SY3 8PN

4 bedroom detached house — £1,600,000 Freehold

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Coopergreenpooks.co.uk

£1,600,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

A distinguished Grade II listed four-bedroom Georgian residence, occupying a commanding elevated position with spectacular views over open countryside towards the River Severn and beyond.

Set within 7.8 acres of mature gardens, pasture and equestrian grounds, with private fishing rights and frontage to the River Severn, The Beeches offers a rare opportunity to enjoy tranquility and privacy of a substantial country residence just over half a mile from Shrewsbury's historic town centre. Located in the highly desirable area of The Mount and within walking distance of an Ofsted 'Outstanding' Rated Primary School and a range of excellent independent school options.

KEY FEATURES

- Elegant Grade II listed Georgian residence dating from the mid-19th century
- 7.8 acres of mature gardens, grounds and pasture
- Elevated setting with far-reaching views towards the river, sloping vineyard hills and the surrounding countryside of Shropshire.
- River Severn frontage with private fishing rights
- Stabling for up to nine horses, three tack rooms and a manège
- Vehicular access to the equestrian facilities and riverside land from The Mount
- Established gardens with two mature beech trees
- Original verandah extending across the front elevation
- Period interior including decorative cornicing, panelled doors, attractive fireplaces and an original spiralling mahogany bannister.
- Extensive lower ground floor accommodation offering considerable versatility
- Substantial decking overlooking the gardens and river meadows
- Two garages, driveway and ample private parking
- Just over half a mile from Shrewsbury's historic town centre
- Rare opportunity for sympathetic restoration and enhancement of a notable period house and equestrian facilities.

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The Property

The Beeches is a handsome and historically significant residence on The Mount, one of Shrewsbury's most established and sought-after residential addresses. Its generous acreage, extensive equestrian facilities and frontage to the River Severn represent a particularly rare combination in such a convenient town setting.

Set privately behind mature hedging and a sandstone boundary wall, the house has an elegant and well-proportioned Georgian-style façade. Historic England describes it as a "mid-19th-century brick residence beneath a Welsh slate roof. Arranged over two principal storeys, the three-bay frontage features a central entrance within a projecting bay, 12-pane sash windows beneath finely gauged brick heads and an original verandah extending across the ground floor. A later pedimented wing complements the original composition."

The house makes an immediate impression on arrival, its architectural character and pleasing proportions giving it a quiet sense of distinction. Internally, period details include decorative cornicing, panelled doors and shutters, bannister and a number of attractive fireplaces. The rooms are well lit, with large windows taking full advantage of the elevated outlook with dual aspects over countryside.

While retaining much of its original character, the accommodation would now benefit from a programme of sympathetic modernisation. This presents an exciting opportunity for an incoming purchaser to restore and refine a substantial family house while respecting its important historic fabric. There is ample room to extend the property, subject to planning permission.

A broad deck to the rear provides an excellent vantage point from which to appreciate the panoramic views, while the garden slopes away from the house towards the river meadows below.

A large lower ground floor at the rear, provides useful additional space which can be used for a variety of uses including additional accommodation or living space, cellaring, games room, cinema room, plant room or storage.

Gardens and Grounds

Extending to 7.8 acres, the grounds form a compelling setting for the house, encompassing mature gardens, pasture, equestrian facilities and river frontage, all within convenient reach of central Shrewsbury.

The gardens contain a varied collection of established trees and shrubs. Of particular note are two magnificent beech trees, believed to be of a similar age to the house and providing an evocative connection with the property's name.

The substantial deck provides an attractive setting for outdoor dining and entertaining. A track from The Mount gives vehicular access to the stables, manège and riverside land.

To the side of the house are two single garages—one older and of generous proportions, the other more recently constructed—together with parking for several vehicles in the private drive, lane and stables forecourt.

Discreet and sheltered beside the road, yet open to the landscape at the rear, the grounds are both attractive and versatile whilst being very private and not overlooked. Their blend of mature garden, pasture, equestrian amenities and access to the River Severn is seldom found in a property so close to the town centre.

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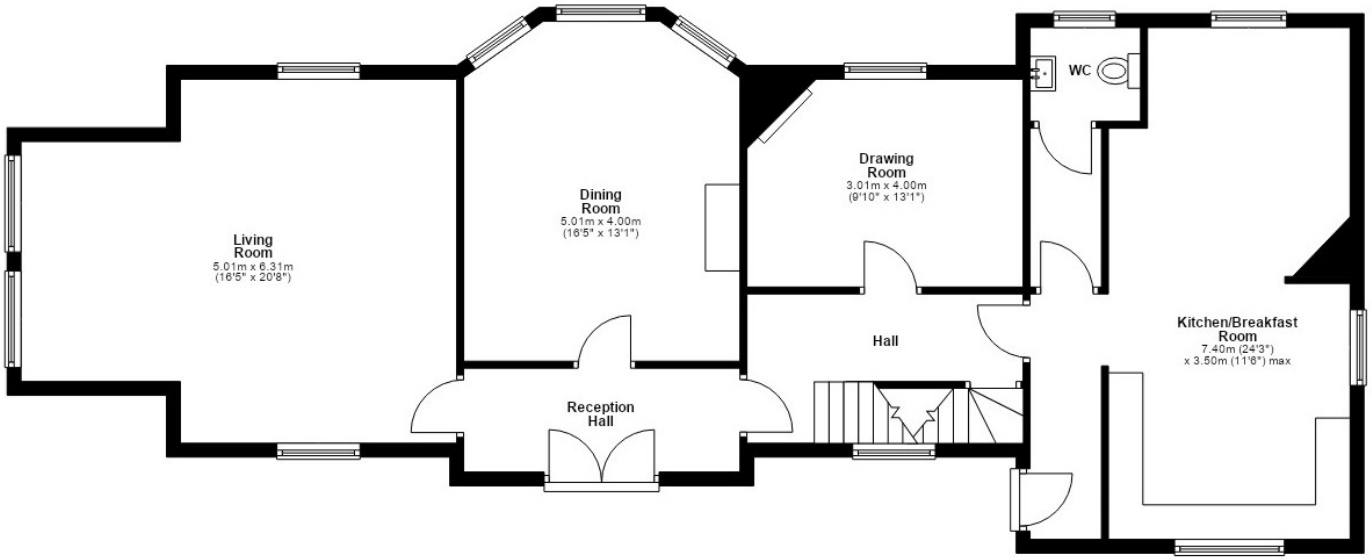
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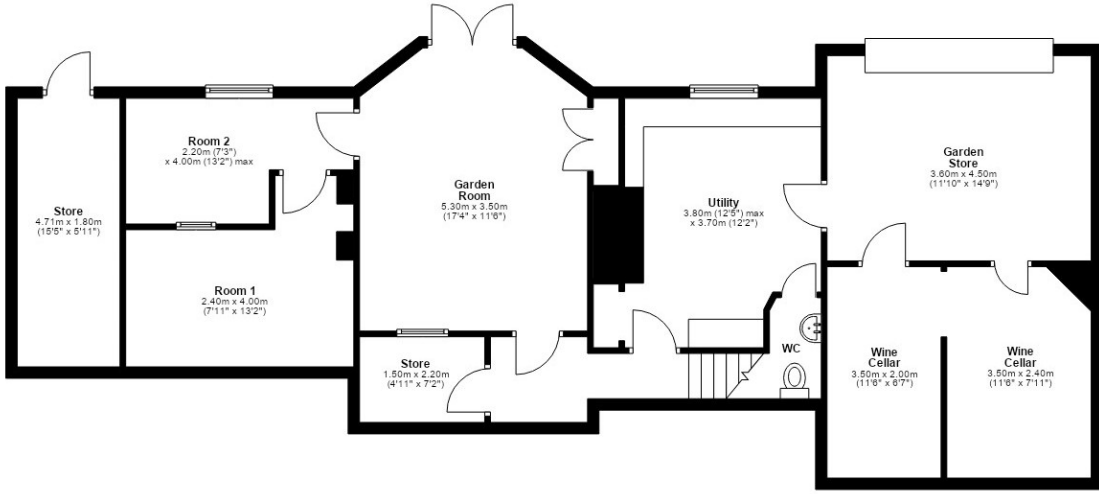
Total area (including stables and garages):

533.5 sq. metres (5742.5 sq. feet)

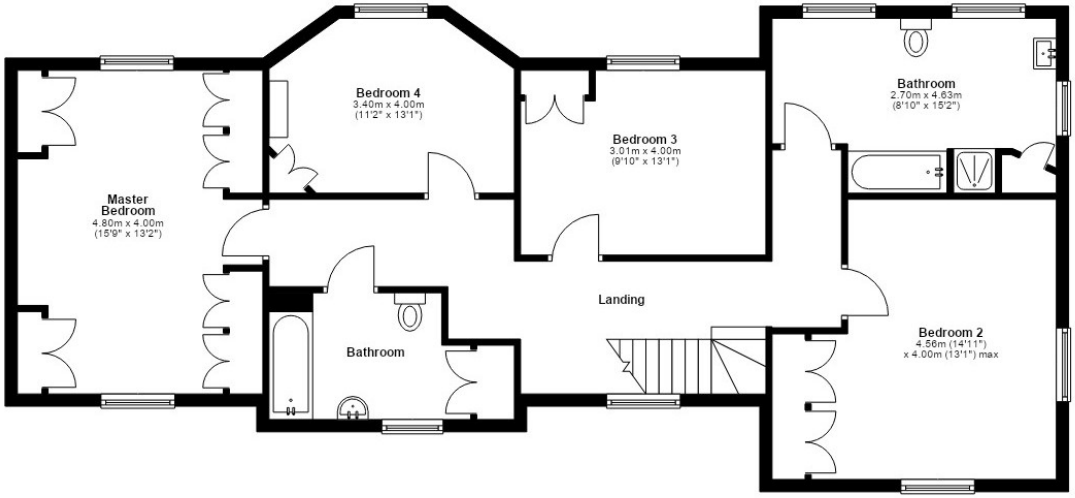
Ground Floor



Lower Ground Floor



First Floor



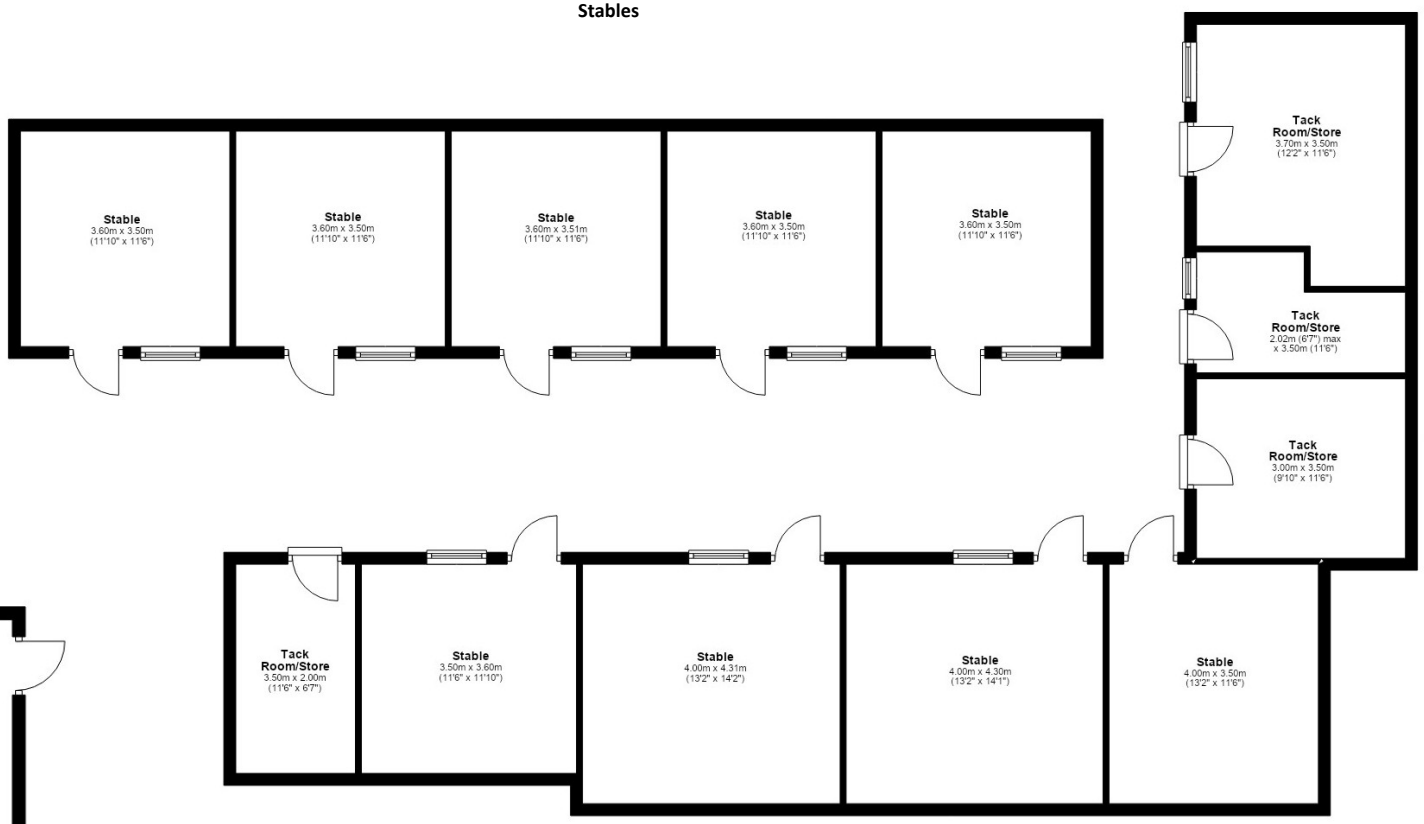
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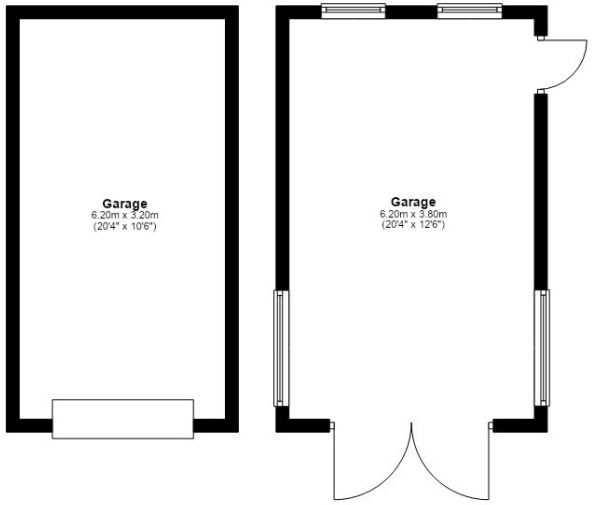
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Stables



Garages















































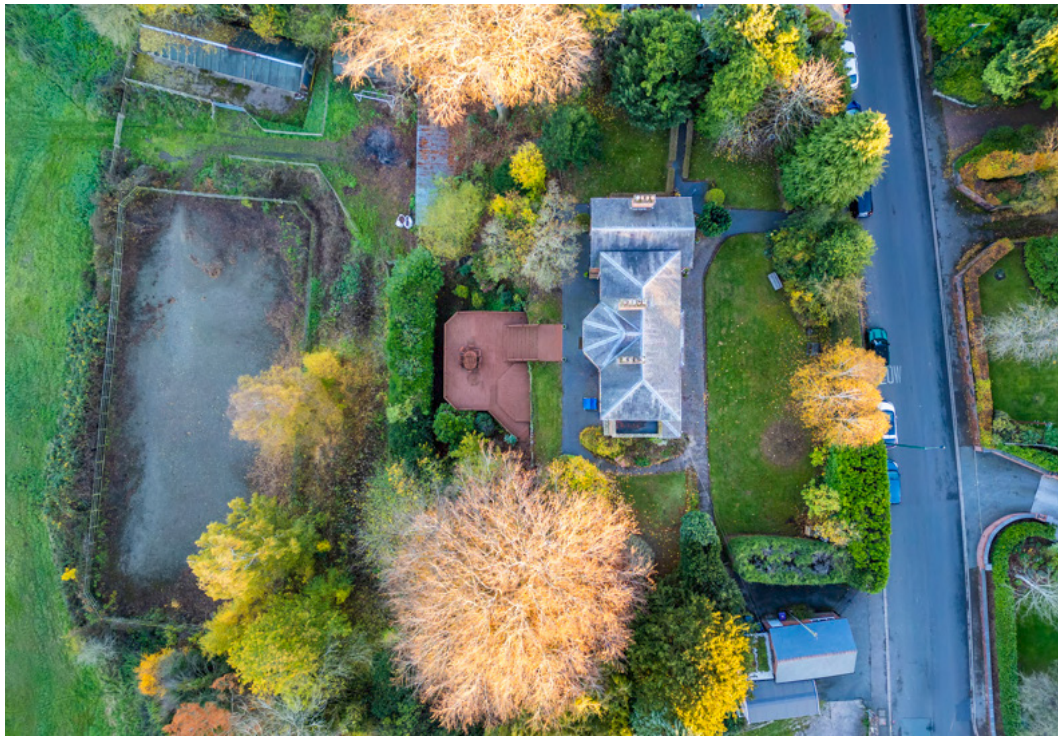


















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Situation

The Beeches stands on The Mount, one of Shrewsbury's most established and sought-after residential addresses, just over half a mile from the historic town centre.
Shrewsbury, named by the Sunday Times as 'One of the Coolest Postcodes to Move to' is renowned for its attractive medieval streets, independent shops, timber-framed buildings and riverside setting. The town offers an excellent range of amenities, including independent and national retailers, restaurants, cafés, public houses, cultural venues and recreational facilities.
The area is well served by both state and independent schools. The renowned Shrewsbury School is only a 15 minute walk or 3 minute drive and excellent co-educational Shrewsbury High School is only one mile away - a pleasant 20 minute walk through the Quarry Park.
The River Severn is central to the character of the town and its surrounding landscape. Attractive walks can be accessed directly from the property, following the banks of the Severn. These routes include part of the Shropshire Way, which continues for many miles in both directions and takes in some beautiful countryside.
Transport links are excellent. The A5 provides convenient access to the M54 and the wider national motorway network, while Shrewsbury railway station offers regular services to Birmingham, Chester, Manchester, London and other regional centres.

Distances

Shrewsbury town centre (Welsh Bridge) 0.6 mile
Shrewsbury railway station 1 mile
Chester: approximately 45 miles
Birmingham: approximately 50 miles
All distances are approximate.

Directions

From Shrewsbury town centre, cross the Welsh Bridge into Frankwell and continue onto The Mount. The Beeches, number 72, will be found on the right-hand side of the road, screened by mature hedging and a sandstone wall.

What3Words: ///short.visa.vibrate

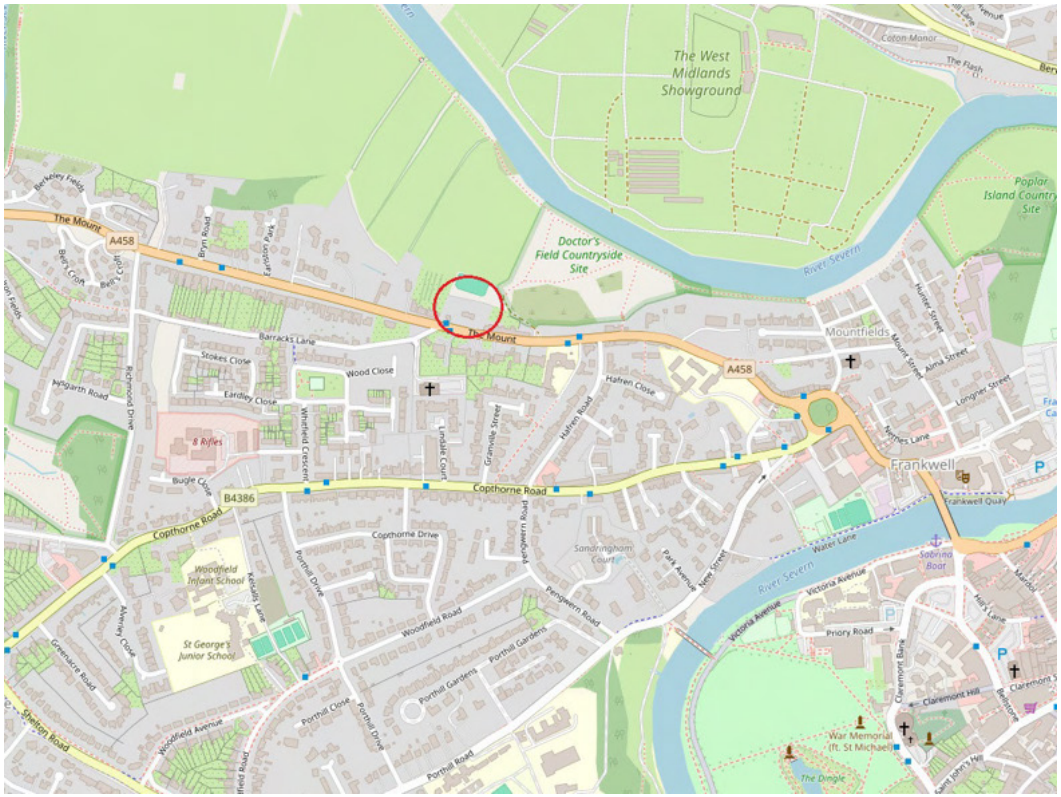
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Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band G**
EPC Band	**Band D**
Services	**Mains water, electricity, gas and drainage are connected. Gas-fired central heating. Prospective purchasers should satisfy themselves as to the availability, condition and capacity of all services.**

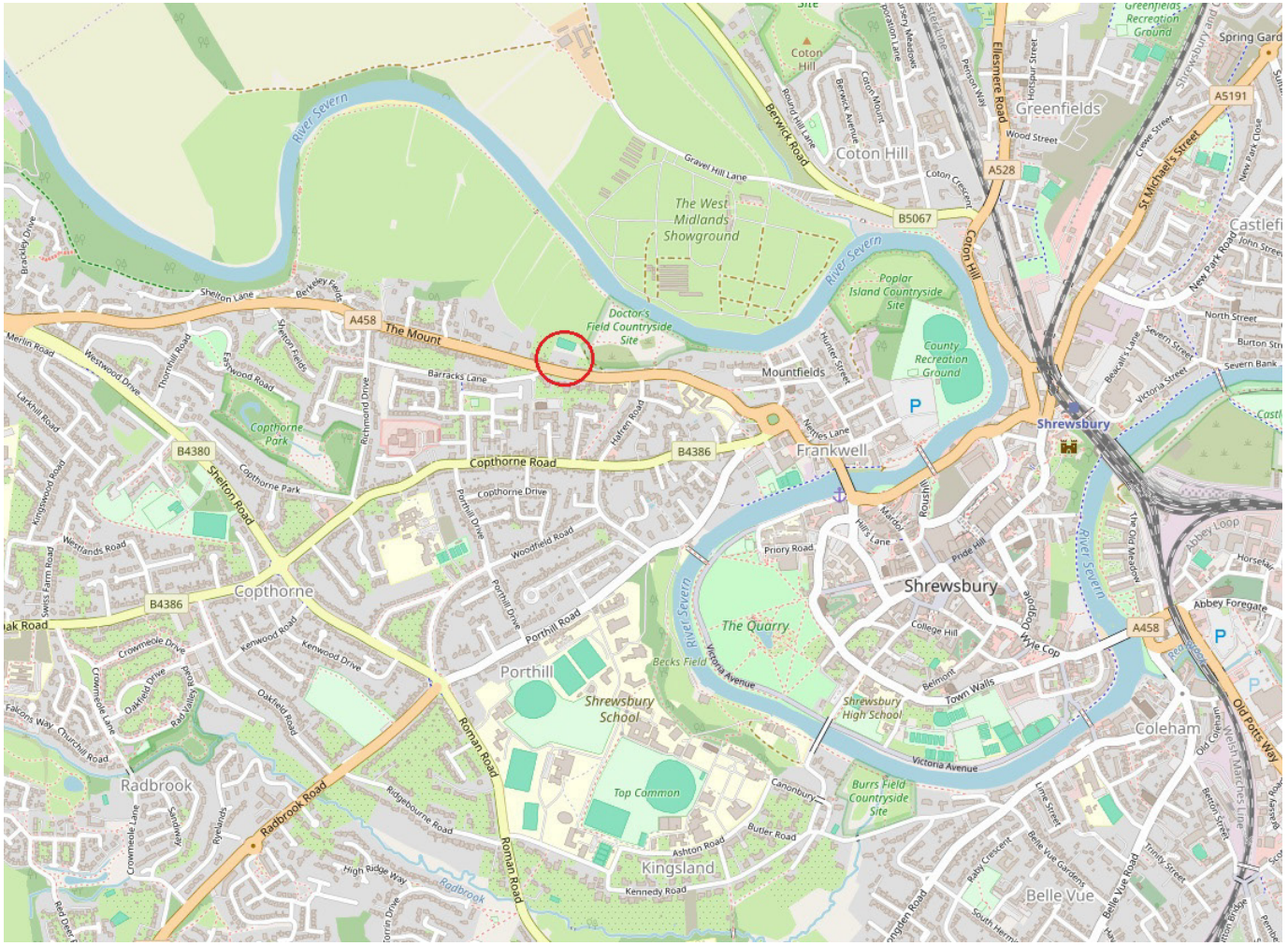
Listing	**Grade II listed**
Historic England list entry:	**1254917**
Date Listed	**17th November 1995**
Stamp Duty Land Tax	**Stamp Duty Land Tax is payable according to the prevailing rates.**

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