

ARDWYN HOUSE

ASHTON ROAD | SHREWSBURY | SHROPSHIRE



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19 ASHTON ROAD | SHREWSBURY | SHROPSHIRE | SY3 7AP

Shrewsbury Town Centre 1 mile | Telford 16 miles | Oswestry 17.8 miles
Chester 43 miles | Birmingham 49 miles | London Euston 2 hours 30 minutes
(Distances and time approximate)

One of the finest period family homes in Shrewsbury,
beautifully updated and finished to an exceptional standard,
occupying an outstanding position set with landscaped gardens.

A period family residence on one of Shrewsbury's most prestigious roads

Approximately 0.7 acres of superb south-facing landscaped gardens

Outstanding family living accommodation including a drawing room, snug and garden room

Impressive kitchen/dining/family room at the heart of the home, complemented by a formal dining room

Principal bedroom suite, six further bedrooms arranged over two floors and an excellent first-floor study

Private driveway leading to a recently constructed detached five-bay garage complex

VIDEO TOUR



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LOCATION & SITUATION

Ardwyn House enjoys a prime position on Ashton Road in the sought-after Kingsland district of Shrewsbury. One of the town's most desirable residential locations, Kingsland is celebrated for its elegant period homes, mature tree-lined avenues and outstanding convenience for The Quarry, the historic town centre and many of the area's most respected schools. Shrewsbury offers an extensive range of shopping, leisure and recreational facilities, together with an excellent selection of restaurants, cafés and independent shops.

Road: The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

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

Air: Birmingham Airport is approximately 45–50 miles, Manchester Airport 50–53 miles, and 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.

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



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Ardwyn House is an exceptional and substantial period family residence, occupying a grand and prominent position on one of Shrewsbury's most sought-after roads. Beautifully presented throughout, the property has been extensively updated and finished to an exceptionally high standard, successfully combining the elegance and character of a traditional family home with outstanding contemporary accommodation designed for modern family life.





THE ACCOMMODATION

From the moment of arrival, Ardwyn House makes an immediate impression, with its handsome frontage and commanding presence reflecting the quality and stature of this outstanding home.

An impressive reception hall provides a wonderful introduction to the house and leads through to the principal accommodation. The elegant proportions and period character are immediately apparent, while the carefully considered improvements throughout have created a home that is both highly practical and beautifully appointed. At the heart of the property is the superb kitchen/dining/family room. Positioned to the

front of the house, this exceptional space provides the natural hub of family life, with superb space for cooking, dining, relaxing and entertaining. Access to the wine cellar is located off the kitchen.

The rear of the house provides some of the most impressive living accommodation, with a wonderful sequence of spaces designed to make the most of the magnificent south-facing gardens. The drawing room and adjoining snug create beautifully proportioned and versatile reception spaces, while the garden room provides a superb connection between the house and gardens, enjoying delightful views across the landscaped grounds.

A formal dining room offers an elegant setting for entertaining and family occasions, complementing the more relaxed family accommodation elsewhere in the house.

The first-floor landing is particularly impressive and provides access to the principal bedroom suite, offering an excellent private retreat. There are six further bedrooms arranged over the first and second floors, providing versatile accommodation for family members and guests alike. A wonderful first-floor study further enhances the flexibility of the house and is ideally suited to home working or as a quiet reading room.

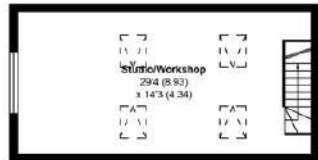






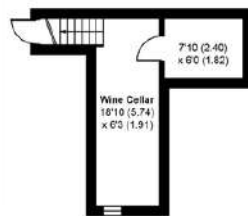
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Approximate Area = 5497 sq ft / 510.7 sq m
Garage = 1257 sq ft / 116.8 sq m
Total = 6754 sq ft / 627.5 sq m
For information only. Not to scale

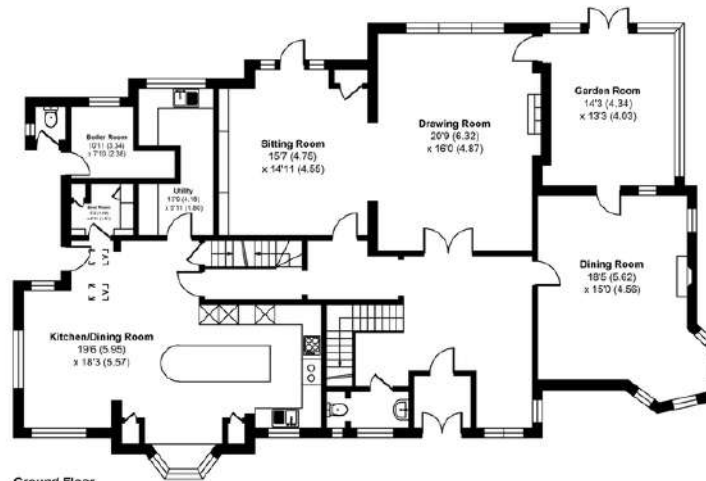


Ground Floor Garage

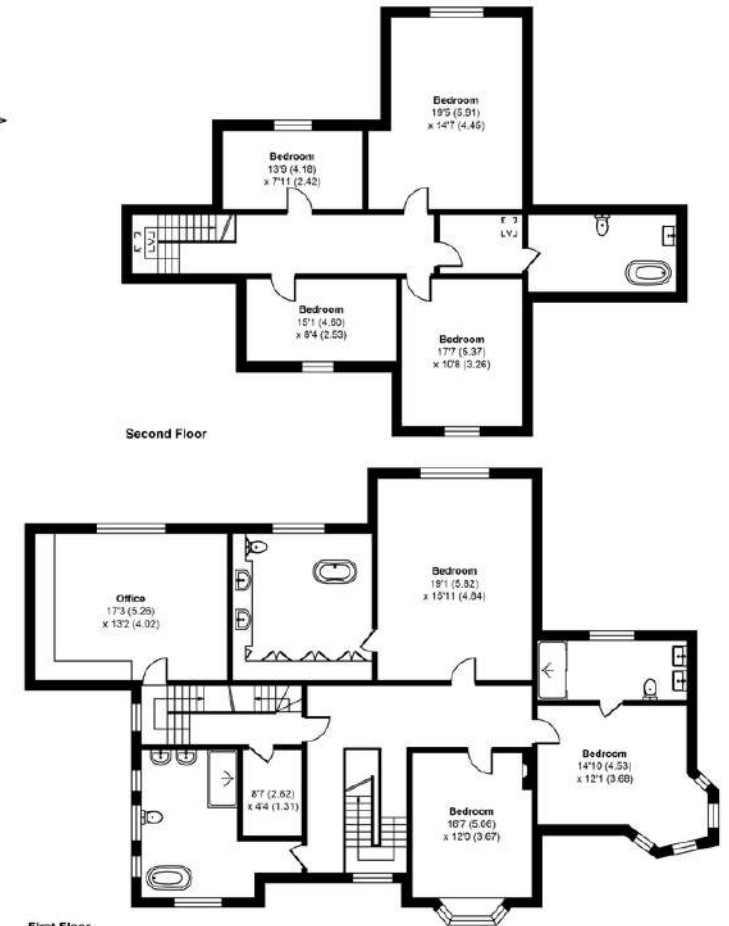
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced by Lene-Media for Halls.



Cellar



Ground Floor



VIDEO TOUR



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GARDENS & GROUNDS

The property is approached via a private driveway, providing generous parking and leading to a striking detached five-bay garage complex. Complete with electric doors, it offers superb garaging and storage facilities, with versatile accommodation above ideally suited to a workshop, studio or home office.

The gardens and grounds are a particular feature of Ardwyn House, providing a magnificent setting for this exceptional period residence. Extending to approximately 0.7 acres, the beautifully landscaped gardens enjoy a predominantly south-facing aspect and encompass a series of well-positioned terraces and seating areas, ideally suited to both quiet enjoyment and outdoor entertaining.

The gardens extend away from the house, creating a wonderful sense of scale and privacy. Mature landscaping and carefully maintained grounds provide a beautiful backdrop to the property, while also offering excellent space for children, recreation and outdoor entertaining.

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 connected. None of these services have been tested by Halls.

LOCAL AUTHORITY

Shropshire County Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – H

EPC

Rating – C

DIRECTIONS

What3Words///pounds.soon.create

From Shrewsbury Town centre proceed over the Kingsland Bridge (Toll) and continue up to the junction. Turn right onto Kennedy Road and proceed ahead and bear to the right. Turn right before the tennis courts, and right again at the end of the road. Ardwyn House can be found on the right hand side.

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.

RIGHT 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 £36 (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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