



ST MILBURGA'S

29 Kennedy Road, Shrewsbury, Shropshire SY3 7AB



AN EXCEPTIONAL HOME

An elegant and beautifully restored period home occupying mature south-facing gardens, just a short walk from Shrewsbury town centre.



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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

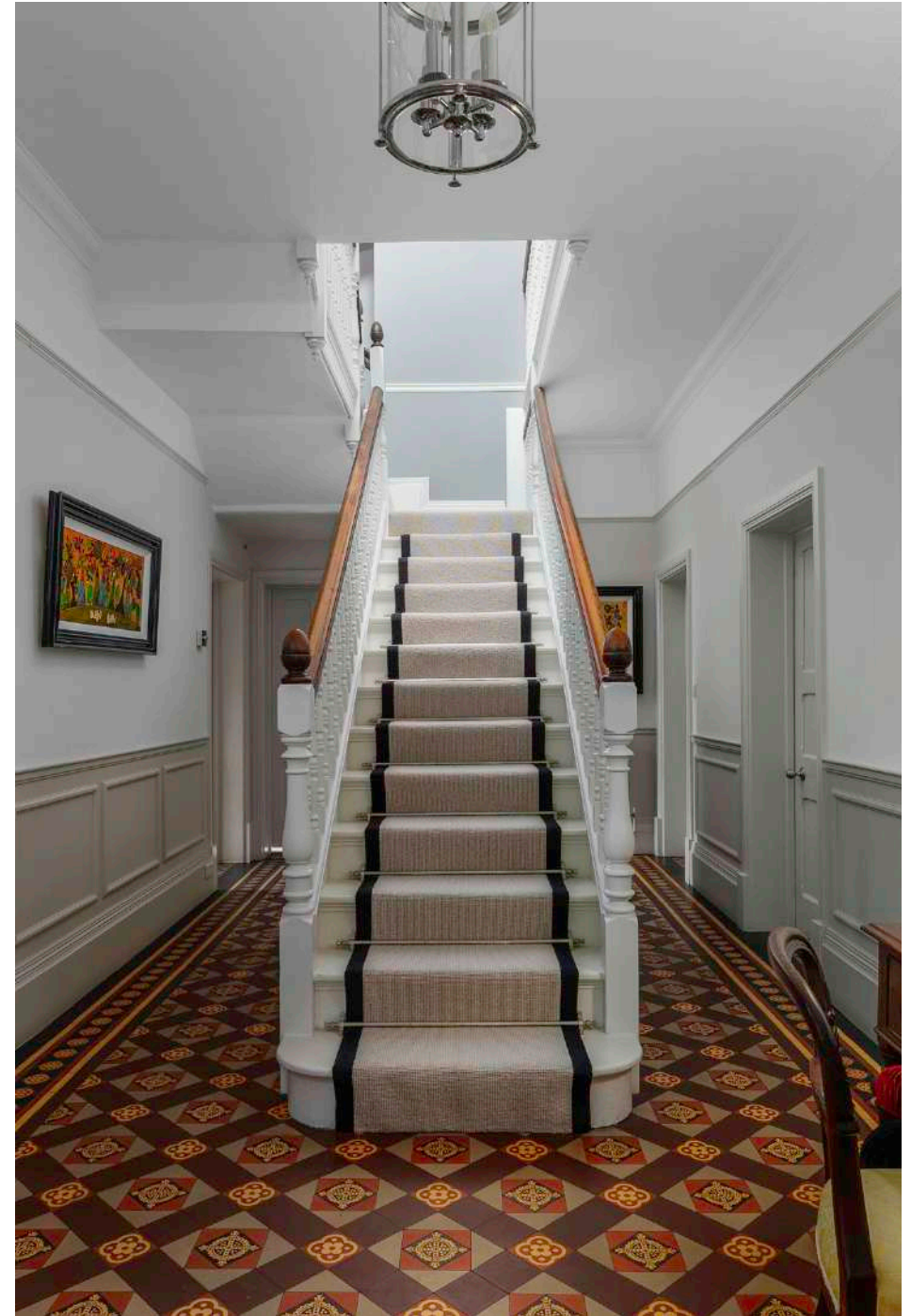
Guide Price £2,250,000



ST MILBURGA'S, 29 KENNEDY ROAD

Situated within a conservation area, Kennedy Road is widely regarded as one of Shrewsbury's most desirable residential addresses, owing in part to its close proximity to the town centre, which can be reached via a pleasant walk across Kingsland Bridge in under a mile.

Occupying mature and private gardens, St Milburgas, originally built in 1884, has been thoughtfully renovated and enhanced by the current owners to create a superb blend of elegant period character and contemporary family living.







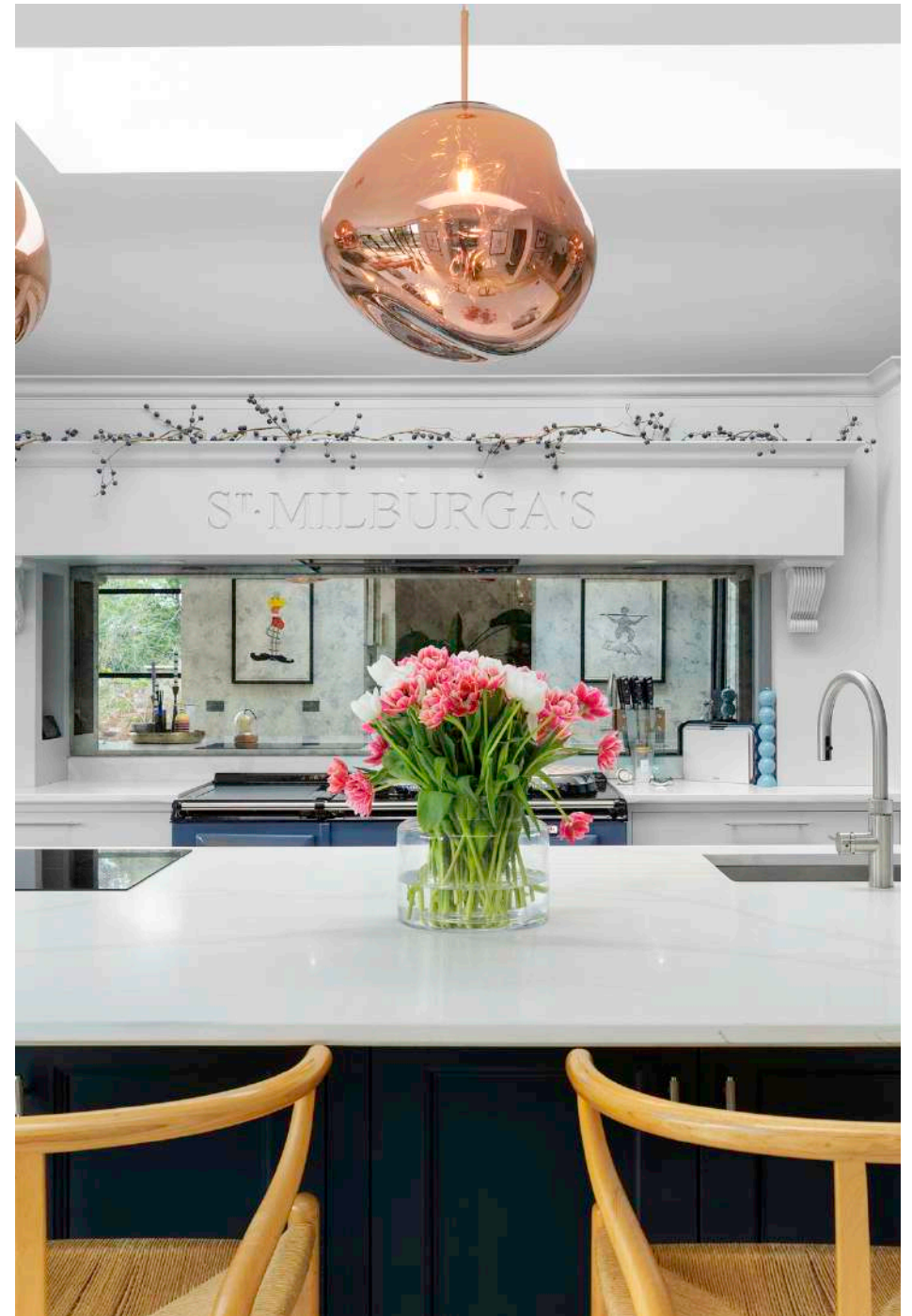


THE PROPERTY

The ground floor offers an excellent balance of formal reception rooms and light-filled open-plan living spaces, with considerable care taken to retain and celebrate the property's original features throughout

A spacious reception hall, with stunning original staircase, forms the centrepiece of the home, with doors leading to the principal reception rooms and the magnificent open-plan kitchen/family room.

This impressive space with glazed extension overlooks and connects seamlessly with the south-facing garden and extensive terrace spanning the rear elevation.







Adjoining the kitchen is a walk-in pantry and a generous boot room/laundry room fitted with extensive built-in storage. A versatile additional reception room currently serves as a breakfast room, although it could equally be used as a snug or family room.

The principal drawing room features a striking fireplace with a wood-burning stove and enjoys views over the rear garden. To the front of the property is a further reception room, currently used partly as a study and partly as an informal sitting room, which also benefits from a wood-burning stove.

A WC/cloakroom completes the ground floor accommodation, together with access to the cellar, which provides excellent storage, and a formal dining room.

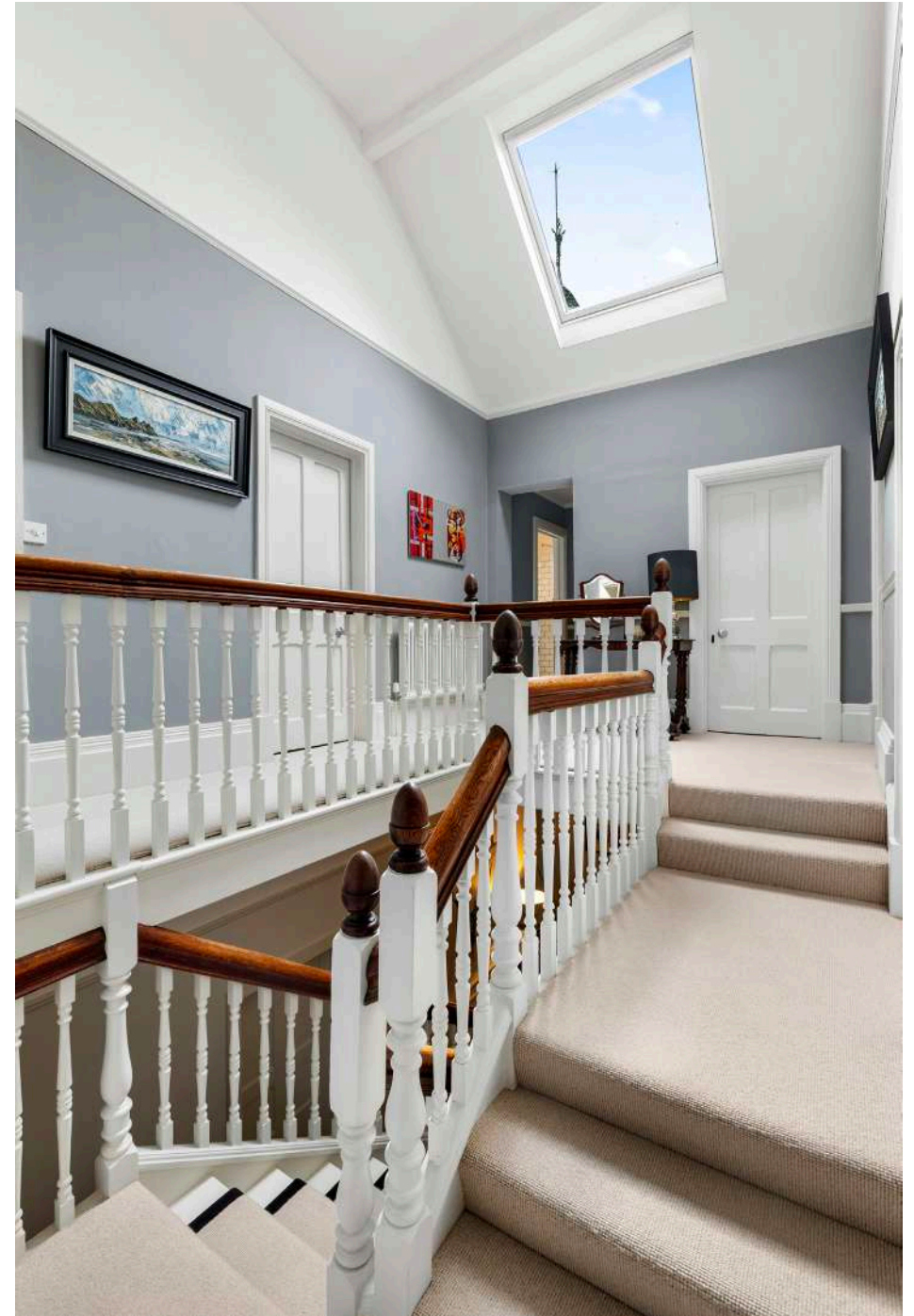




The first and second floors provide six generously proportioned double bedrooms, including a luxurious principal suite with en-suite shower room, complemented by a spacious family bathroom and an additional shower room.

Gardens & Outside

The rear gardens enjoy an almost due south-facing aspect and can be accessed from both sides of the property. A large terrace extends across the full width of the house, providing excellent space for outdoor entertaining, dining and relaxation. Raised planters are well stocked with herbaceous perennials, creating colour and interest throughout the seasons.







Steps descend to a lower terrace where there is a timber-built gym, complete with power and internet connectivity. A further terrace incorporates a hot tub, cold plunge pool and additional seating areas. In addition, there is a workshop with power and lighting, and a further garden store.

Beyond, the lawn slopes towards and incorporates a mature orchard within the lower section of the garden. The grounds are screened by established trees and hedging, affording a high degree of privacy and attractive views back towards the house. In all, the grounds extend to approximately 0.6 acres.

To the front, the property is set behind mature hedging and attractive brick pillars, with a gravel driveway providing off-road parking for up to five vehicles.



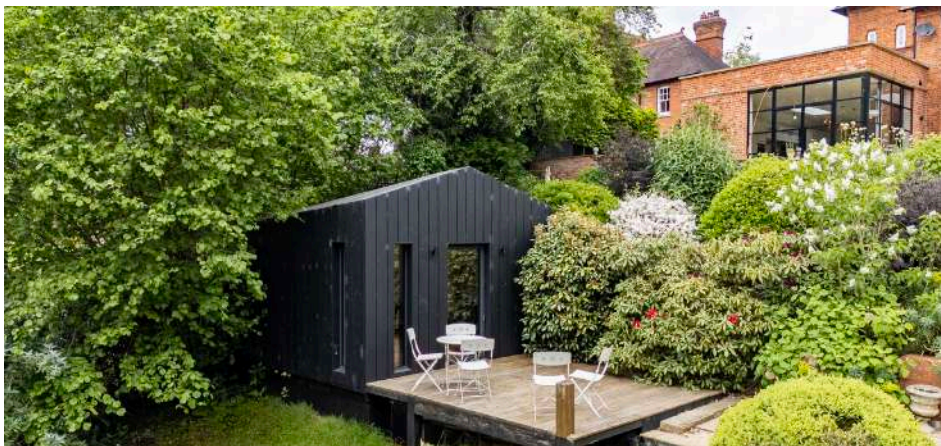


Distances

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 award-winning parkland, formal gardens and riverside walks. Shrewsbury railway station is just over a mile away and provides direct services to Birmingham, Manchester and Cardiff.

The prestigious Shrewsbury School is within easy walking distance of the property, while the town itself offers an excellent range of amenities, including independent boutiques, specialist retailers, art galleries, and an outstanding selection of cafés, bars and restaurants.







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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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