

122 ABBEY FOREGATE

ABBAY FOREGATE | SHREWSBURY



122 ABBEY FOREGATE

ABBAY FOREGATE | SHREWSBURY | SHROPSHIRE | SY2 6AZ

Shrewsbury Town Centre 0.5 mile | Oswestry 17 miles | Ludlow 30 miles
Chester 40 miles | Birmingham 50 miles | London Euston 2 hours 24 minutes
(Distances and time approximate)

An impressive and beautifully restored Grade II listed Georgian townhouse, offering elegant accommodation over five floors, a wealth of original period features, private walled gardens and parking, all within easy walking distance of Shrewsbury town centre.

Thoughtfully presented and incredibly well-proportioned accommodation

An attractive Breakfast kitchen with Aga

A wealth of original period features

Extensive dry cellars providing excellent storage and further potential

Private parking with EV charging point

Charming front garden and an attractive enclosed rear garden

Situated in a highly convenient and sought-after position on Abbey Foregate



LOCATION & SITUATION

122 Abbey Foregate occupies a highly convenient position within this popular and historic part of Shrewsbury, with an excellent selection of local shops, public houses and schools available. Shrewsbury town centre is readily accessible, with a picturesque walk over the English Bridge leading to an outstanding range of amenities. Including boutique and specialist shops, art galleries, artisan food outlets, cafés, bars and restaurants, together with cinemas and theatres. The Quarry Park provides beautifully maintained flower gardens, parkland and riverside walks.

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 – 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 for Girls, and preparatory schools such as Kingsland School, 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 Condoover, horse racing at Chester & Ludlow.



122 ABBEY FOREGATE

122 Abbey Foregate is an impressive and elegant Grade II listed Georgian townhouse that has undergone extensive refurbishment by the current vendors, creating a wonderful family home that successfully combines the charm and character of its period origins with the benefits and comforts of modern living. Built by Thomas Carline in the early 19th century, the property retains a remarkable collection of original features, including an impressive stone staircase, large sash windows with original folding shutters, decorative Georgian coving, fireplaces, panelled doors and high ceilings enhanced by ornate ceiling roses.





THE ACCOMMODATION

The accommodation is arranged over five floors and offers exceptional flexibility, with five bedrooms and three to four reception rooms, allowing the property to adapt to a variety of family requirements.

The grand entrance hall immediately establishes the character of the house, with corniced ceilings and impressive stone staircase providing an elegant introduction to the accommodation beyond.

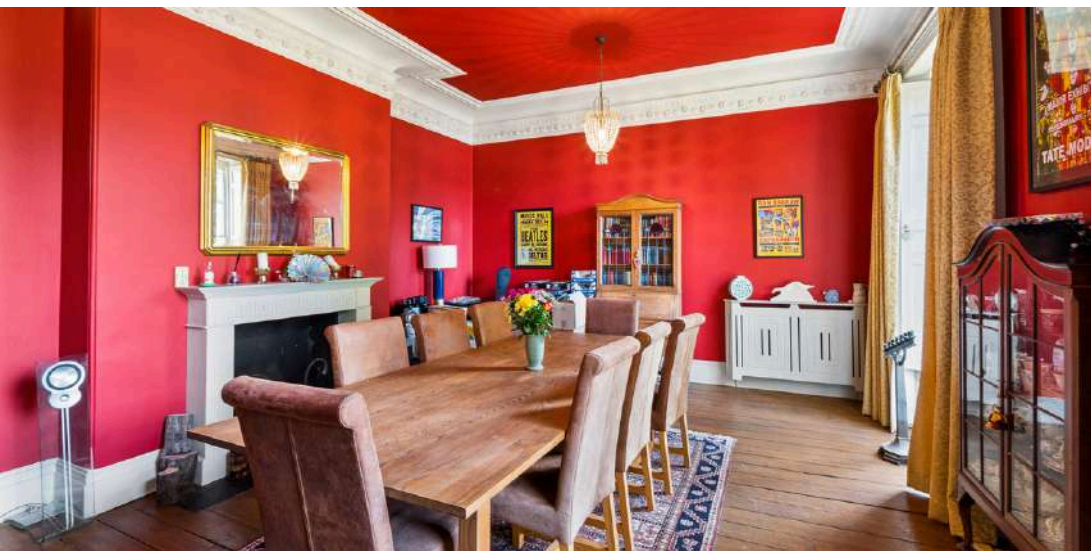
The principal living spaces are beautifully proportioned, with an impressive drawing room providing a

particularly attractive setting for entertaining, alongside further reception rooms that offer considerable versatility for family living, a study or additional bedroom accommodation.

The kitchen has been finished to a high specification and incorporates a bespoke range of cabinetry, with quartz worktops, feature central island and impressive Aga, a wonderful space for family dining and informal everyday living. This sociable area forms an important part of the home, combining traditional character with the practical requirements of modern family life.

The upper floors provide extensive bedroom accommodation, with the flexibility to create additional reception or study space if required. The family bathroom and modern shower room serve the accommodation, while the extensive dry cellar rooms provide valuable and flexible space that could be utilised for multiple uses.

Overall, 122 Abbey Foregate represents a rare opportunity to acquire a substantial and beautifully restored period townhouse, offering a wonderful combination of architectural character, generous accommodation, private outside space and convenient town living.

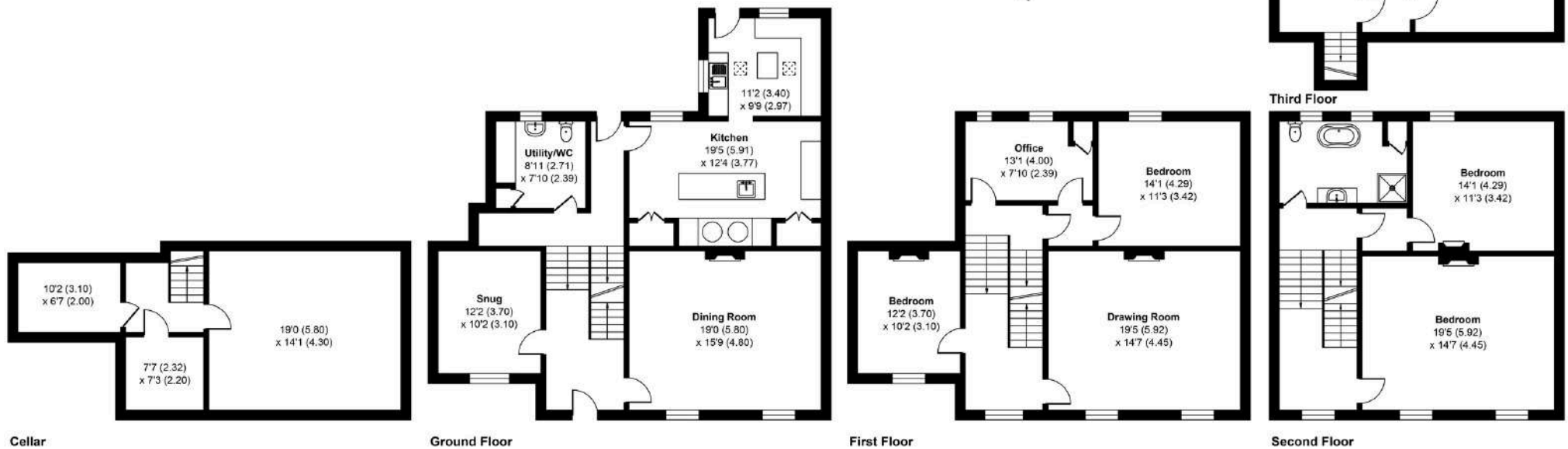






122 ABBEY FOREGATE

Approximate Area = 3643 sq ft / 338.4 sq m
For identification only - Not to scale



Cellar

Ground Floor

First Floor

Second Floor

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





GARDENS & GROUNDS

The property is approached through an imposing iron gate, opening onto a flagstone pathway bordered by cobbles and flanked by lawns. An attractive carved Grinshill stone balustrade forms a particularly appealing feature of the front garden, with stone steps leading to the entrance door.

To the rear, the property enjoys an enclosed garden, with an Indian sandstone and blue brick sun terrace, together with neatly laid to lawns and providing a private setting in which to relax and entertain. The upper level incorporates private parking with space for circa three vehicles, a valuable and increasingly rare feature for a substantial period townhouse so close to the town centre.

There is also an EV charging point.

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.

AGENTS NOTE

Our clients are currently pursuing retrospective listed building consent relating to some historic renovation works, further information is available from the office.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – F

EPC

Rating – D

DIRECTIONS

What3Words:///fire.laptop.fact

From Shrewsbury town centre, proceed over the English Bridge and continue along Abbey Foregate. Pass through the traffic lights, and the property will be found a short distance further along on the left-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.



Halls of Shrewsbury
2 Barker Street | Shrewsbury
Shropshire | SY1 1QJ



Alex Forber
01743 236444
shrewsbury@halls.gb.com