

EGERTON HOUSE

HAVELOCK ROAD | BELLE VUE



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HAVELOCK ROAD | BELLE VUE | SHREWSBURY | SY3 7NE

Telford 18 miles | Chester 42 miles
Birmingham 49 miles | London Euston 2 hours 30 minutes
(Distances and time approximate)

A magnificent Victorian family residence of exceptional character and quality situated in one of Shrewsbury's most desirable residential locations.

Prime Belle Vue Conservation Area location
Wealth of original Victorian features
Six generous bedrooms and three bath/shower rooms
Landscaped gardens and productive kitchen garden
Useful ancillary spaces including a cellar, coal store & enclosed courtyard

VIDEO TOUR



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LOCATION & SITUATION

Egerton House occupies a highly desirable position within the Belle Vue Conservation Area, one of Shrewsbury's most sought-after residential neighbourhoods. Combining the convenience of town-centre living with a strong sense of community, Belle Vue offers attractive period architecture, excellent amenities and easy access to The Quarry Park, Shrewsbury School, independent shops, restaurants and the town's historic centre. The property enjoys a peaceful setting whilst remaining within comfortable walking distance of everyday facilities and transport links.

Road: The A5 provides excellent access to the M6 towards Birmingham and the national motorway network, whilst the A49 offers convenient routes north towards Chester and south towards Hereford.

Rail: Shrewsbury Railway Station provides direct services to Birmingham, Chester, Crewe, Manchester, London and North Wales, offering excellent regional and national connectivity.

Air: Birmingham Airport is approximately one hour away, whilst Manchester, Liverpool and East Midlands Airports provide a comprehensive range of domestic and international destinations.

Schools: The property lies within easy reach of highly regarded state and independent schools, including Shrewsbury School, Prestfelde, Shrewsbury High School and Priory School. The property lies within easy reach of highly regarded state and independent schools, falling in the catchment area for Coleham Primary School which has an Outstanding Ofsted Rating.

Sporting: Excellent recreational facilities include The Quarry Park, Shrewsbury Golf Club, Meole Brace Golf Course, Pengwern Rowing Club, tennis facilities and the David Lloyd Health & Leisure Club.



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Egerton House is a distinguished Victorian home built between 1879 and 1881 as part of an elegant terrace of four substantial residences commissioned by local builder Richard Price. Rich in local history, the property was formerly occupied by Thomas Pidduck Deakin, twice Mayor of Shrewsbury and a prominent figure in the town's commercial life.

Retaining much of its distinctive Victorian character, attractive brickwork and original craftsmanship, the house has since been sensitively restored to provide exceptional family accommodation in one of Shrewsbury's most desirable residential locations.





THE ACCOMMODATION

A magnificent reception hall provides a striking first impression, featuring original Minton encaustic tiled flooring, restored period panelling, a bespoke stained-glass entrance surround and an elegant staircase with original balustrading. A Victorian roof lantern floods the space with natural light.

The principal reception room is beautifully proportioned and centres around a recently restored Carrara marble fireplace with decorative Minton tile inserts. Original floorboards, fitted cabinetry and a large bay window create a wonderful setting for both formal entertaining and family living.

The second reception room currently serves as a study and library, enhanced by bespoke full-height bookcases, plantation shutters and a wood-burning stove, creating a warm and inviting atmosphere.

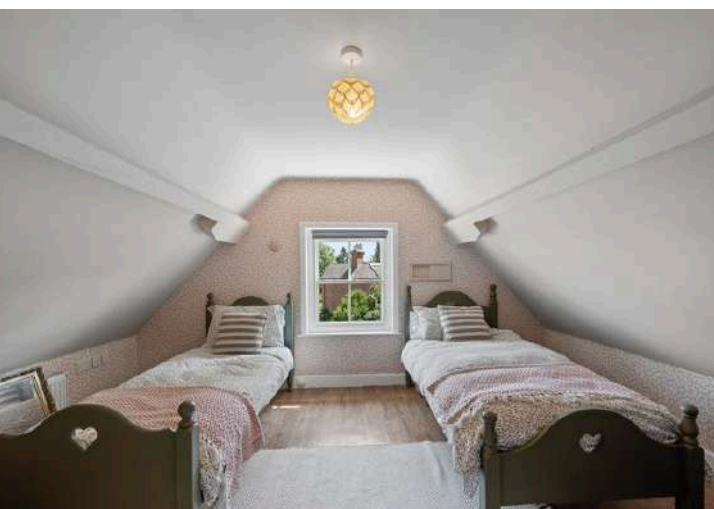
At the heart of the home lies a superb kitchen and dining room. Updated by the current owners, the space combines impressive ceiling heights with oak flooring, attractive cabinetry, open shelving and extensive storage. A practical boot room and pantry area further enhance everyday functionality. The upper floors provide five well-proportioned bedrooms and three bath/shower rooms. The principal bedroom features bespoke fitted storage, decorative

panelling, William Morris wall coverings and an original fireplace with Carrara marble surround and Minton tiled detailing. The accompanying en suite bathroom has been comprehensively refurbished with quality Burlington sanitaryware and brass fittings.

Further bedrooms retain original fireplaces and period detailing, whilst the second floor offers versatile accommodation with exposed timbers, additional fitted storage, bathroom facilities and useful attic space. Throughout the house, original sash windows, panelled doors, historic ironmongery and numerous Victorian features have been carefully updated and preserved, creating a home of wonderful character and authenticity.







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GARDENS & GROUNDS

The property is complemented by mature and thoughtfully landscaped gardens that provide a wonderful extension to the living accommodation. The current owners have undertaken significant improvements including the creation of attractive planting beds, newly laid lawn areas, raised vegetable gardens and a productive greenhouse.

A delightful south-facing and private courtyard provides a sheltered and private space for outdoor dining and entertaining, whilst a separate patio area enjoys the evening sun and overlooks the main garden. Mature boundaries, established planting and an impressive historic yew hedge help create both privacy and year-round interest.

The gardens have been designed to balance practicality with visual appeal, providing excellent spaces for family enjoyment, gardening enthusiasts and outdoor entertaining alike.

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 that the property benefits from mains water, mains electricity, mains drainage and gas-fired central heating. Ultrafast broadband is available at the property with predicted download speeds of up to 2300 Mbps. Interested parties should make their own enquiries with their chosen provider. None of these services have been tested by Halls.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

COUNCIL TAX

Council Tax Band – D

EPC

Rating – D

DIRECTIONS

What3Words ///causes.oval.race

From Shrewsbury town centre proceed over the English Bridge into Abbey Foregate and continue onto Belle Vue Road. Turn left into Havelock Road, where the property will be found after a short distance on the right-hand side, with ample parking for up to 5 cars.

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 £30 (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.





The 1845 Collection

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