



BRUNSWICK HOUSE

NEW STREET | WEM | SY4 5AE





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Shrewsbury 11 miles | Oswestry 18 miles | Telford 18 miles | Wrexham 21 miles | Chester 29 miles
(all mileages are approximate)

A SUBSTANTIAL GEORGIAN HOME WITH WALLED GARDEN AND
DETACHED COACH HOUSE, SET IN THE HEART OF WEM

Around 4,000 sq ft of elegantly proportioned living accommodation
Gardens ext. to circa 0.58ac
Detached Coach House with Potential (LA consent permitting)
No Onward Chain
Requiring Modernisation



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Brunswick House is a wonderful example of Georgian architecture and boasts an imposing 4,000 sq ft of elegantly proportioned rooms situated across two traditionally arranged floors; all of which now offers excellent scope for comprehensive modernisation.

The property is accessed via an in-and-out driveway onto gardens which extend, in all, to around 0.58ac, these predominately retained within a delightful walled garden and joined by a detached period coach house which may offer potential for development (LA consent permitting).

SITUATION

Brunswick House enjoys a convenient yet private position within the heart of the historic market town of Wem, which provides a respectable range of day-to-day amenities, including Schools, Supermarkets, Train Station, Public Houses, Restaurants, and Medical Facilities, whilst nestling within the rolling grandeur of the north Shropshire countryside.

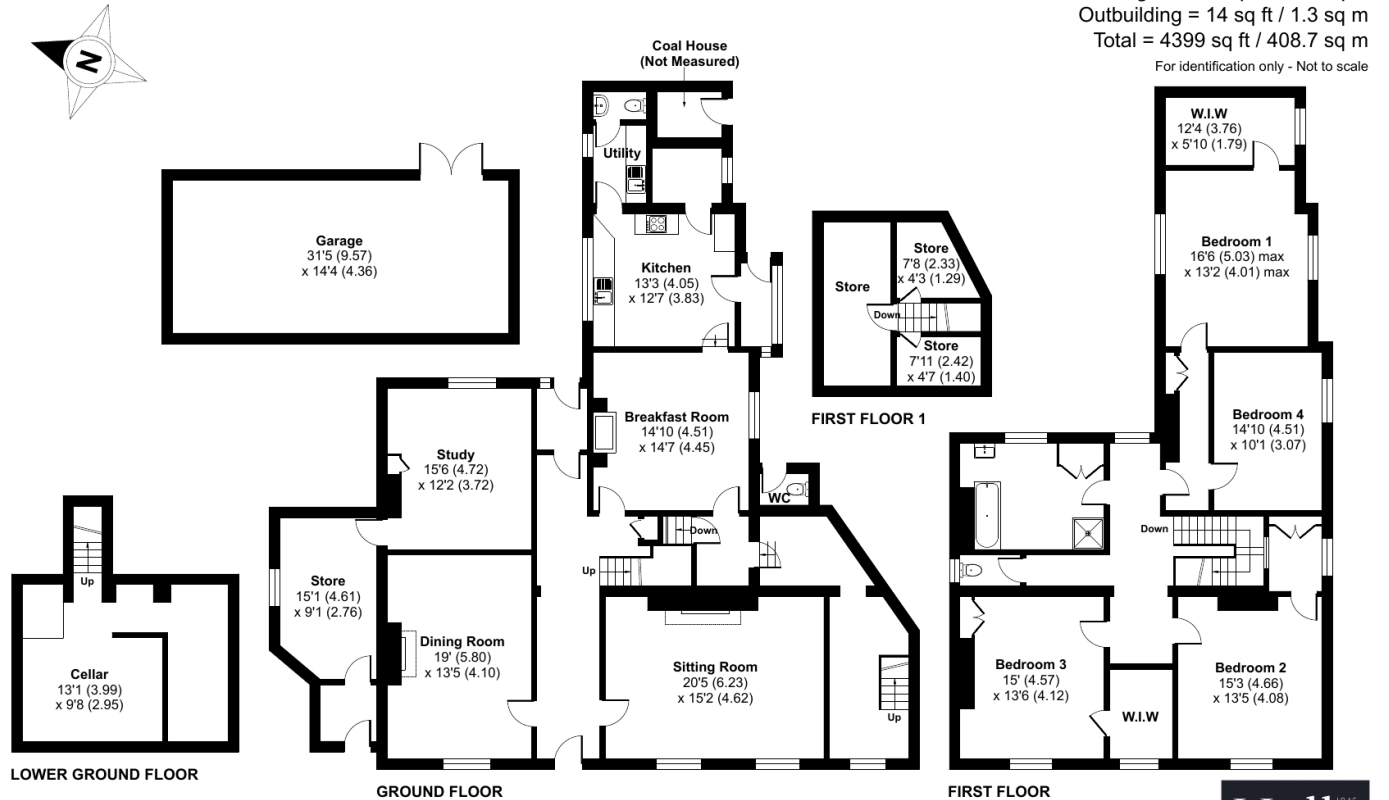
The larger towns of Oswestry and Whitchurch lie close at hand and offer a more comprehensive offering of facilities, with the county centre of Shrewsbury situated some 20 minutes to south.

Links to further afield are usefully provided by Wem's train station, which sits within walking distance, and the nearby A49 which connects the town to the wider region.

PROPERTY

Brunswick House is typical of its era and perfectly expresses the Georgian architectural mindset, with its uncomplicated symmetry borrowing from the classical aesthetic heralded by ancient Greece and Rome.

Brunswick House provides a superb opportunity for purchasers to modernise and reimagine the property into a particularly fine and substantially proportioned family home.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1449446



The ground floor features a selection of spacious reception rooms, presently utilised as a Sitting Room, Dining Room, and Study, all accessed off a traditionally styled Entrance Hall, before moving through to a welcoming Breakfast Room/Lounge.

From the Breakfast Room, the ground floor accommodation continues through to a Kitchen, from where a Utility Room and Pantry are accessible.

Stairs rise to a landing with, to the fore, to evenly proportioned Bedrooms overlooking the front gardens, alongside a Family Bathroom which serves the first floor and a separate Cloakroom.

A door leads from the landing to an inner Hallway, where access is provided into two further Bedrooms, one of which boasts a large walk-in-wardrobe which offers potential to become an En-Suite.



GARDENS

The gardens of Brunswick House are a particular delight and are far larger than one might anticipate for such a conveniently situated property, extending, as they do in all, to around 0.58ac.

Accessed via an in-and-out driveway which encompasses an expanse of lawn retained with established topiary hedging before leading past the north of the property to a parking area situated before a detached brick-built coach house.

To the right of the driveway is the property's crown jewel, an attractive walled garden which features a range of mature trees, shrubs, and planting, alongside further areas of lawn and a greenhouse.

Immediately to the rear of the property is a further, and especially private, area of lawn

THE COACH HOUSE

The coach house is a charming vestige of the property's history and offers excellent potential for a variety of onward usages. Of predominately brick construction, the outbuilding could, following works, serve as an external home office, home gym, or annexe (LA consent permitting).

SCHOOLING

Within a short drive are a number of highly rated state and private schools including The Thomas Adams School, St. Peter's C of E Primary, Lakelands Academy, Newtown C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, Moreton Hall, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

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 has the benefit of mains water, drainage, and electrics.

LISTING

The property is Grade II listed

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – G

W3W

What3Words ///caked.diplomas.sting

DIRECTIONS

Leave Shrewsbury to the north via the A528, keeping right at the village of Harmer Hill as the road becomes the B5476 and continue into Wem. At a T junction in the centre of Wem, turn right and, shortly after, turn left onto New Street where, around 0.2 miles later, the property is situated on the left.



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 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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

