

1 QUARRY PLACE

SHREWSBURY | SHROPSHIRE



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SHREWSBURY | SHROPSHIRE | SY1 1JN

Town Centre 0.1 mile | Telford 14 miles | Oswestry 17 miles
Chester 43 miles | Birmingham 47 miles | London Euston 2 hours 24 minutes
(Distances and time approximate)

An exceptional Grade II listed period townhouse, occupying one of the finest positions within Shrewsbury's historic town centre conservation area.

Exceptional period features throughout including high ceilings, sash windows, ornate cornicing and original fireplaces
Superb reception space including a magnificent drawing room, sitting room, dining room and lower ground floor office suite
Six double bedrooms arranged over the upper floors, four with en suite facilities including a stunning principal suite with balcony
Three private parking spaces together with beautifully landscaped gardens and direct access to The Quarry Park



LOCATION & SITUATION

Quarry Place occupies one of the most prestigious addresses within the county town of Shrewsbury, situated within the heart of the historic conservation area and immediately adjoining The Quarry Park, widely regarded as one of the finest urban parks in the country.

The property is perfectly positioned to enjoy all that the town centre has to offer including an excellent selection of independent shops, cafés, restaurants and cultural amenities including Theatre Severn, Shrewsbury Museum and Art Gallery and Shrewsbury Castle.

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, 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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1 Quarry Place is a truly outstanding Grade II listed period residence offering more than 4,000 square feet of beautifully proportioned accommodation arranged over five floors. Occupying an enviable position within Shrewsbury's historic conservation area and directly adjacent to The Quarry Park, the property represents one of the town's finest period homes.

The house retains a wealth of original architectural detail synonymous with properties of this calibre, including impressive ceiling heights, elegant sash windows, ornate cornicing, original fireplaces and wonderfully proportioned rooms flooded with natural light.





THE ACCOMMODATION

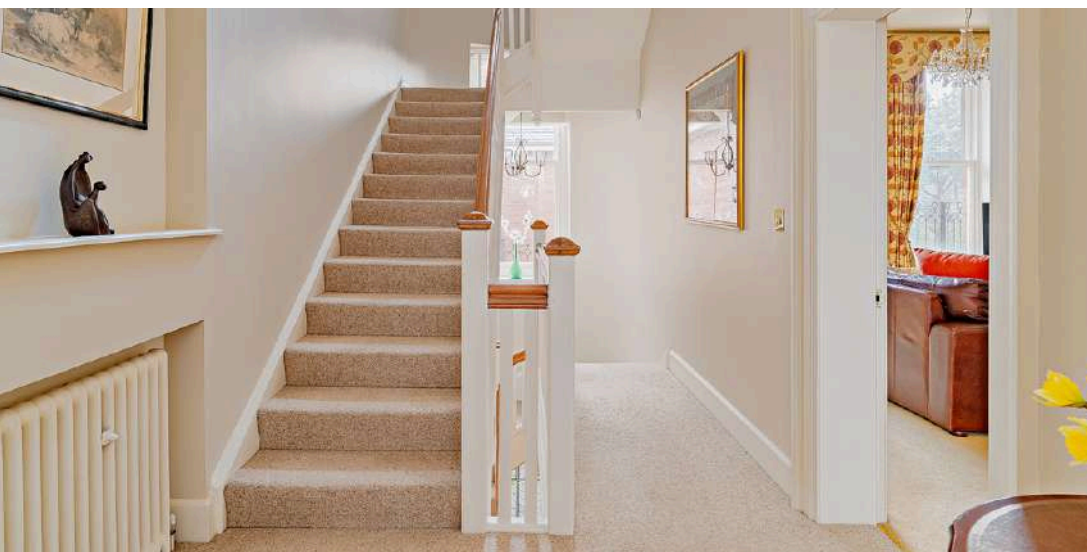
The ground floor accommodation is approached via an impressive reception hall which leads through to the formal dining room, an elegant room perfectly suited to both family living and entertaining. To the rear of the property is the superb kitchen/breakfast room fitted with an attractive range of painted units centred around a substantial island together with a range cooker and ample space for informal dining.

The lower ground floor has been thoughtfully converted to provide a substantial open plan versatile space, ideally suited for home working, together with a shower room and utility room.

The first floor provides some of the property's most impressive accommodation and includes a magnificent drawing room with high ceilings, ornate cornicing, cast iron fireplace and large sash windows enjoying excellent natural light. A further sitting room provides additional reception space whilst a further room on this floor offers flexibility as either a sixth bedroom or study.

The second and third floors provide five further double bedrooms, four of which benefit from en suite facilities. The principal bedroom suite is particularly impressive and incorporates fitted wardrobes, a private balcony and a luxurious en suite bathroom with both bath and

separate shower. A beautifully appointed family bathroom serves the remaining accommodation.

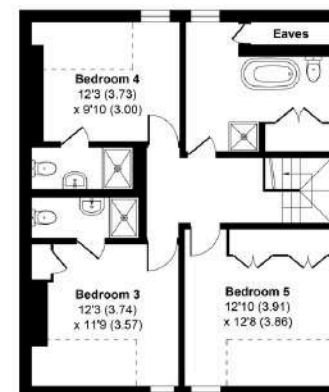






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Approximate Area = 4362 sq ft / 405.2 sq m
 Outbuildings = 372 sq ft / 34.6 sq m
 Total = 4734 sq ft / 439.8 sq m
For identification only - Not to scale



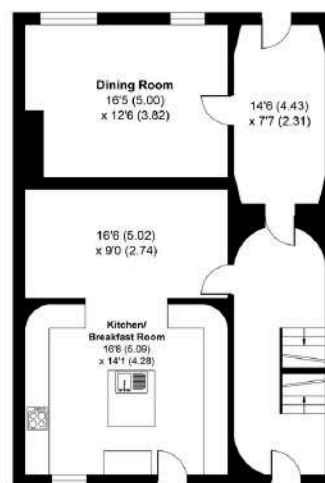
Third Floor



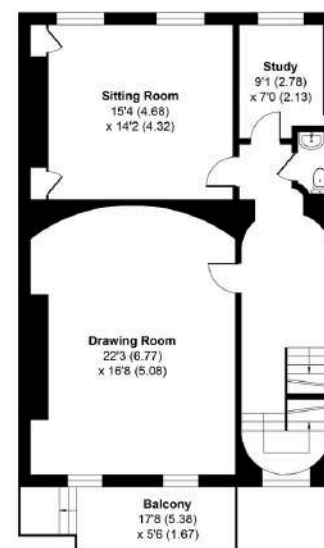
Outbuildings

Basement

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



Ground Floor

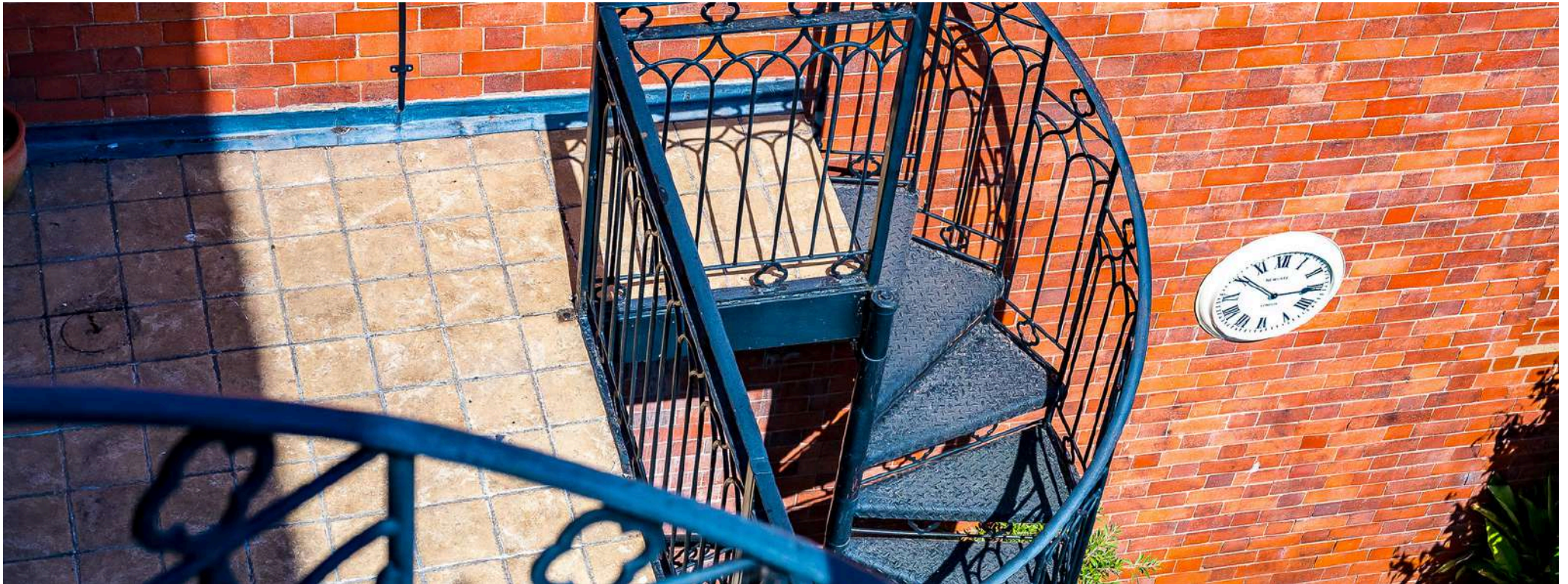


First Floor



Second Floor





GARDENS & GROUNDS

The property is approached via steps rising from Quarry Place to the main entrance with the added benefit of three private parking spaces, a rare and valuable asset for a town centre property of this nature.

To the rear are beautifully maintained landscaped gardens comprising areas of lawn interspersed with mature shrubs, trees and established planting creating a peaceful and private setting. A particular feature of the property is the direct access from Quarry Place into The Quarry Park with its celebrated riverside walks, formal gardens and open parkland.

The owners contribute £50 per annum per parking space towards the maintenance of the parking area.

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.

LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HB. Tel: 03456 789000

COUNCIL TAX

Council Tax Band – G

EPC

Rating – D

DIRECTIONS

What3Words [///learn.audio.ideas](https://www.what3words.com/learn/audio/ideas)

On foot, from Halls Barker Street office, proceed along Belmont, turning right onto St Johns Hill. Turn right at the next junction staying on St Johns Hill and Quarry Place will be seen directly in front of you. 1 Quarry Place is located 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.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, 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.



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