



Offers in the region of £865,000

65 Abbey Foregate,
Shrewsbury, SY2 6BG

A stunning Grade II Listed Georgian residence offering beautifully appointed and spacious rooms set with garaging and delightful large gardens in this most convenient location within walking distance of the town centre. In all approx. 0.4 acre.



Close to town centre amenities



- **Beautiful Georgian residence**
- **Grade II Listed**
- **Attractively proportioned rooms**
- **Ample parking plus garaging**
- **Delightful large gardens**
- **Sought after location close to town centre**

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge passing the Abbey on the left hand side. After a short distance No 65 will be identified on the left hand side. The property has a front driveway but also benefits from a main driveway positioned to the rear and accessed over a lane off Monkmoor Road.

SITUATION

The property is delightfully positioned in a most sought after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

DESCRIPTION

65 Abbey Foregate is a stunning double fronted period residence providing beautifully presented and attractively proportioned rooms with character features throughout. The rooms are of delightful dimensions and enjoy a large degree of adaptability to suit all prospective purchasers' needs and living styles. The reception hall has an elegant staircase leading to the first floor whilst also leading to the three reception rooms and spacious breakfast kitchen. Also to the ground floor is a useful boot room with separate guest cloakroom. The property has the added benefit of a generous cellar area which is split into two chambers, one of which is currently used as a laundry whilst the other for wine storage. The main staircase off the reception hall leads to four bedrooms, the master of which has an en-suite shower room and a separate dressing room which could be utilised as a 6th bedroom if required. The remaining two bedrooms are then served by the main family bathroom. The secondary staircase off the kitchen gives access to two further bedrooms over two floors, one of which has an en-suite shower room.

Outside there is a front driveway, however the main access to the property is to the rear with twin remote controlled electric gates leading onto a sweeping gravel driveway and giving access to the spacious tarmacadam parking area and double and single garages. To the first floor of the double garage is a useful Hobbies Room with adjoining office which will no doubt be of interest to those wishing to work from home. The gardens are a most beautiful feature being walled to the most part and offering large flowing lawns flanked by well established beds and borders. Towards the rear of the house there is a splendid patio/sun terrace which is an ideal outdoor entertaining and socialising space. The gardens go on to provide a vegetable growing area which will no doubt be of great interest to all garden enthusiasts.

ACCOMMODATION

Original panelled impressive entrance door with glazed section over leading into:

RECEPTION HALL

With original boarded flooring, beautiful staircase leading to first floor, ceiling cornice, attractive decorative arches. Ceiling downlighters and doors off and to:

DINING ROOM

Ceiling cornice, picture rail. Fireplace with open grate set with tiled hearth and ornamental surround.

DRAWING ROOM

With ceiling rose, ceiling cornice, picture rail, fireplace set with slate hearth housing a multi fuel burning stove.

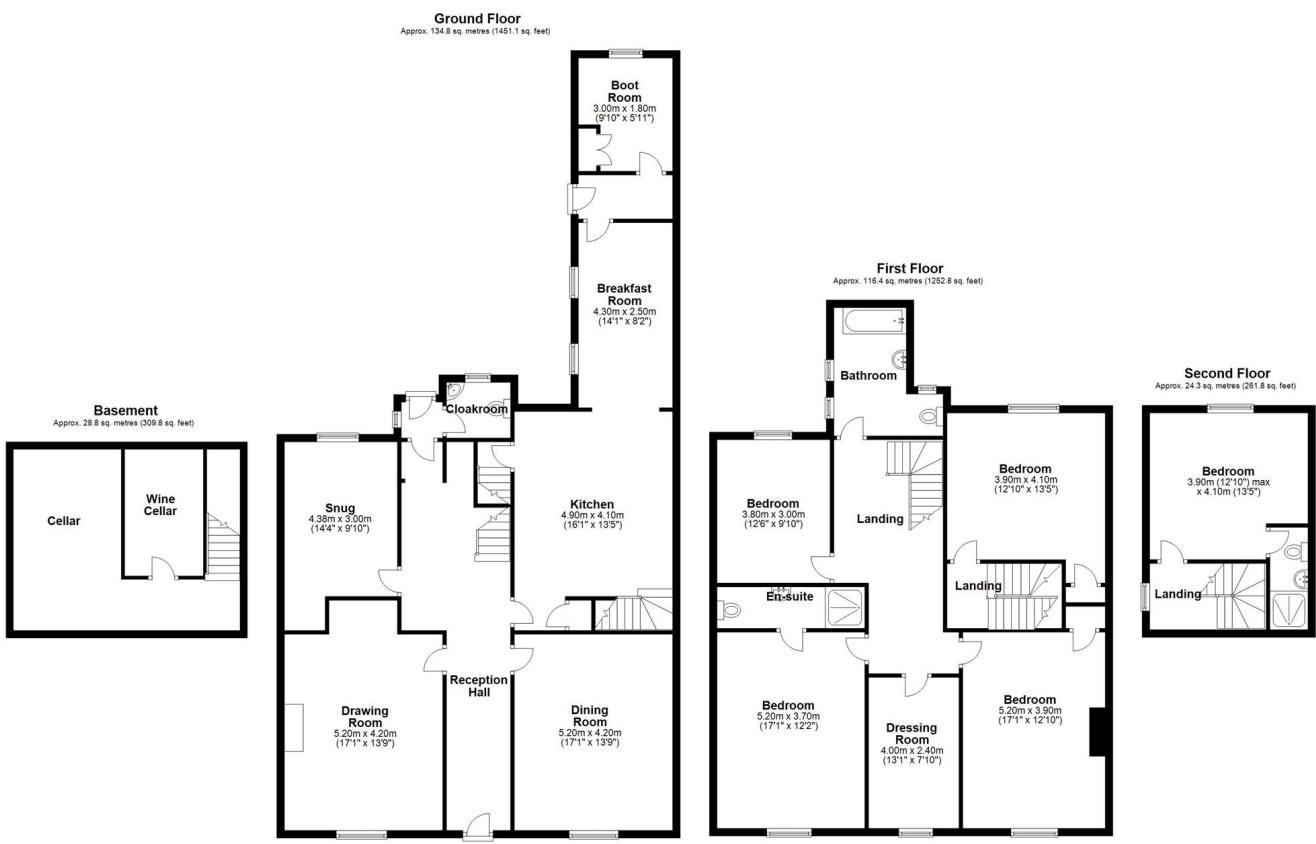
SNUG

With ceiling cornice, ceiling downlighters, picture rail, attractive fireplace with marble surround housing a Jetmaster log burning stove. Range of attractive fitted furniture comprising book shelving and storage cupboards, desk area with shelving over.

OPEN PLAN KITCHEN BREAKFAST ROOM

KITCHEN AREA

With ceiling cornice, range of eye and base level solid wood storage cupboards and drawers with extensive granite work surface area over, Belfast sink unit and inset granite drainer with mixer tap. Integrated wine cooler. Gas fired Aga with two ovens and two hotplates, separate Siemens 2-ring gas hob unit. Integral Siemens electric oven and grill with steam oven under. Space and plumbing for American style fridge freezer, integrated dishwasher, central island with range of base level storage cupboards and drawers and extensive worktop area over, gas and electric connection points. Staircase to first floor and built in under stairs pantry style cupboard. Access door to cellar.



Total area: approx. 304.3 sq. metres (3275.5 sq. feet)
65 abbey foregate

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



6 Bedroom/s



3 Bath/Shower
Room/s



BREAKFAST ROOM

With tiled floor, ceiling downlighters, coved ceiling, inset surround sound speakers. Door to:

REAR HALLWAY

With attractive glazed door giving access to gardens and door to:

BOOT ROOM

With ceiling downlighters, coved ceiling, picture rail. Airing cupboard housing a wall mounted gas fired central heating boiler which provides the central heating for this particular part of the residence.

REAR PORCH

With tiled floor, access door to rear garden. Door to:

GUEST CLOAKROOM

With tiled floor and a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, attractive stained glass and leaded window.

CELLAR

Comprising two chambers:

CHAMBER 1

A generous space with stone floor providing base level storage cupboards with sink unit over and mixer tap, space and plumbing for washing machine, space for tumble dryer, power and light points.

CHAMBER 2

Used as a wine cellar.

FIRST FLOOR LANDING

With original boarded flooring, ceiling cornice, ceiling downlighters, beautiful stained glass and leaded window and doors to:

BEDROOM 1

With ceiling cornice and door to:

EN-SUITE SHOWER ROOM

With tiled floor and providing a suite comprising WC, wash hand basin set in vanity unit with storage cupboard under, shower cubicle with mains fed Leroy Brooks shower with drench head and additional feeder shower connection.

DRESSING ROOM

With ceiling cornice. [Potentially bedroom 6]

BEDROOM 2

With ceiling cornice, built in airing cupboard housing the pressurised hot water cylinder.

BEDROOM 3

With coved ceiling and attractive aspect over the rear gardens.

BATHROOM

Providing a suite comprising WC, pedestal wash hand basin and roll top bath on clawed feet with feeder shower connection. Access to loft space, ceiling downlighters, part tiled walls and extractor fan.

The secondary staircase from the kitchen leads to the:

REAR LANDING

With staircase to second floor and door to:

BEDROOM 4

Exposed boarded flooring, picture rail, attractive aspect towards the rear garden. Built in wardrobe with two hanging rails.

SECOND FLOOR LANDING

With access to eaves storage area. Wall mounted main gas fired central heating boiler. Door to:

BEDROOM 5

Window overlooking rear gardens and door to:

EN-SUITE SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and large walk-in shower with mains fed shower and glass splash screen, wall mounted heated towel rail, extractor fan and shaving connection point.



OUTSIDE

The property can be approached off street to the front with steps leading to the main entrance door and a driveway leading to twin iron gates giving access to the rear. The main point of access is off Monkmoor Road over an unadopted lane which then leads to twin electric remote controlled wooden gates. A sweeping gravel driveway leads then to an extensive tarmacadam parking area with double garage and additional separate single garage.

DOUBLE GARAGE

With two pairs of panelled timber entrance doors. Power and light points. Interconnecting pedestrian door at ground level and staircase rising to an office and hobbies room. Adjoining the garage is a covered log store.

HOBBIES ROOM

With attractive beamed ceiling, exposed brickwork, access hatch down to garage area and glazed door to:

OFFICE

With wall mounted electric heater, beams to ceiling and fitted desk area.

SINGLE GARAGE

GARDENS

To the rear of the property there is an extensive paved patio area ideal for outdoor entertaining, socialising and barbeques. The mostly walled gardens are a particularly delightful feature to the property and are especially generous in size. These comprise fantastic flowing lawns flanked by established and well stocked herbaceous beds and borders containing a variety of specimen plants and trees. Archway leading through to a private vegetable garden with numerous raised beds and borders offering fantastic potential for all prospective purchasers. In all approx. 0.4 acre.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands

TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsbg.com

AGENT'S NOTE

1. There is an opportunity should potential purchasers wish to knock through on the first floor to link the first floor accommodation.
2. There is a currently a planning application in to open up the kitchen into the dining room.

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Energy Performance Ratings



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