



## Charming Georgian townhouse within the loop

14 Belmont, Shrewsbury, SY1 1TE

Freehold







Sought after, central location • Grade II\* listed • Beautiful period features • Elegant first floor drawing room • Modern living kitchen • Fully tanked basement • Five bedrooms • Off street parking for three vehicles

#### Local information

14 Belmont is a classic Georgian townhouse situated in a sought after, central location in the desirable town of Shrewsbury. Standing in a commanding position with fine, far reaching views; this elegant home offers beautifully presented living over four floors.

The vibrant county town of Shrewsbury offers an extensive range of shopping, dining and leisure facilities including shopping centres, supermarkets, banks, bars, restaurants, a Cathedral, theatre and has a variety of events held throughout the year such as the Shrewsbury Flower Show and Regatta. The property overlooks Quarry Park, which is the main recreational park in the town, encompassing 29 acres of parkland.

The town is noted for its exceptional schools both within the state and independent sectors. St Winefrides Independent School, Prestfelde the renowned prep school, Shrewsbury High School and the prestigious Shrewsbury School are all nearby. Excellent road communications include the A5/M54 which gives access to Telford, the West Midlands and the national motorway network and heading north to Chester and beyond. There is a mainline rail service from Shrewsbury with a direct service to London. The regions international airports include Birmingham, Manchester and Liverpool.

#### About this property

14 Belmont is an attractive, Grade II\* listed townhouse which has been immaculately restored to retain its exquisite Georgian details and architectural features with a contemporary finish. The property offers secure gated parking, an attractive landscaped garden and wonderful views.

The front door is approached via a gated courtyard which opens to the entrance hall with a flag stone floor and glass double doors opening to the dining hall with original oak floorboards.

The kitchen is well equipped with fitted cupboards and units with a granite worktop and a number of integrated Miele appliances including a gas hob and extractor, oven, microwave combination oven and dishwasher. There are wonderful oak floorboards, a Clearview multi-fuel burner and a stunning bay window with secondary glazing along with French doors opening onto the terrace.

The panelled sitting room has built in storage cupboards, a multi-fuel burner and French doors onto the terrace. There is also a W/C which completes the ground floor.

The elegant staircase is a great feature of the house and worthy of note, rises to the first floor to a spacious landing with plenty of natural light and an airing cupboard. From here, the exquisite drawing room has attractive cornicing and sash windows with fine views. On this floor are two bedrooms including a guest suite with fitted



wardrobes and a further bedroom, currently used as a nursery. There is also a family shower room. The principal bedroom suite is located on the second floor with a number of fitted wardrobes, an en suite shower room and delightful views toward the river. There are two further bedrooms, one with built in wardrobes, a family bathroom with a separate shower and a laundry room with a sink and plumbing for a washing machine. A fantastic feature of the house is the versatile basement which can be accessed via the main staircase or the spiral staircase in the entrance hall. The basement currently comprises a sitting room with exposed beams, a home office with a window offering natural light, a wine store area and room currently used as storage which has potential as an additional bedroom or gym.

#### Outside

The property is approached to the rear via a gated access off Belmont, which leads to a private parking area with electric gates and space for two cars. There is an additional parking space situated a short distance from the property within the gated area. The large terrace can be accessed from the kitchen or sitting room from French doors and has a wonderful Olive tree border. It is an ideal entertaining space which enjoys the sun throughout the afternoon. Steps lead down to the garden which is mainly laid to lawn with raised beds.

#### Directions

Head over the English Bridge towards Shrewsbury Town Centre. Continue onto Wyle Cop turning left onto Beeches Lane. After around 0.3 miles, turn right onto Belmont. The property is found on your right hand side.

The property is offered for sale by private treaty. All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars. The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It should not be assumed that the property has the necessary planning, building regulations or other consents. Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared : October 2020  
Photographs taken : October 2020

Services: Mains water, electricity, gas and drainage.

#### Tenure

Freehold

#### Local Authority

Shropshire County Council

#### Viewing

Strictly by appointment with Savills







**14 Belmont, Shrewsbury, SY1 1TE**  
**Gross internal area (approx)** 3679 sq ft  
**Total** 3679 sq ft

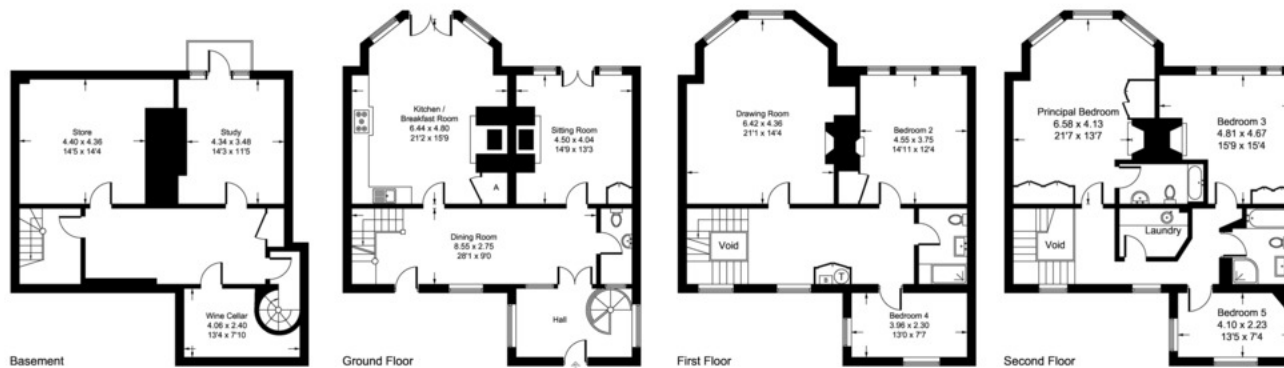


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## 14 Belmont, Shrewsbury

Gross Internal Area (approx)  
Basement = 77.2 sq m / 831 sq ft  
House = 264.6 sq m / 2848 sq ft  
(Excluding Voids)  
For identification only. Not to scale.  
Plan by Cloudbase Photography



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