

SAMUEL WOOD

Westgate House School Gardens, Castle Gates, Shrewsbury, Shropshire, SY1 2AJ

Offers In The Region Of £1,150,000



Westgate House School Gardens

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- Distinguished Four-Storey Period Residence
- Over 3,500 Sq Ft Accommodation
- Five Generous Double Bedrooms Throughout
- Luxurious Principal Suite With Balcony
- Private Parking For Three Vehicles
- Prime Town Centre Setting in Shrewsbury
- Three Elegant And Versatile Reception Rooms
- Four Well-Appointed Bath And Shower Rooms
- Landscaped Walled Garden And Terrace
- Grade II Listed

Occupying a prime and discreet setting in the very heart of Shrewsbury, Westgate House is an exceptional platinum-calibre period townhouse extending to over 3,500 sq ft. Arranged over four impressive floors, the property showcases a refined blend of heritage architecture and contemporary comfort. Grand sash windows, soaring ceilings and striking original fireplaces sit effortlessly alongside stylish, modern enhancements, creating a home of real presence and versatility perfectly suited to both elegant entertaining and luxurious day-to-day living. This historic market town, nestled in a loop of the River Severn, boasts charming cobbled streets, boutique shops, cafés, restaurants, modern shopping centres, a market hall, cinemas and theatres. Transport links are superb: the A5 connects to the M54 and motorway network, while Shrewsbury station (0.1 mile) offers direct trains to regional hubs and London.

A generous and welcoming reception hall sets an immediate tone of space and sophistication, complete with cloakroom. Three beautifully proportioned reception rooms unfold from here: a magnificent 26 ft drawing room with feature cast iron fireplace and garden outlook; an atmospheric formal dining room with decorative wall panelling and open fire; and a substantial dual-aspect family room opening directly onto the terrace, with a well-appointed interconnecting study ideal for home working. The 25 ft kitchen/breakfast room forms the vibrant heart of the home, thoughtfully fitted with extensive cabinetry, integrated appliances and ample space for informal dining, with direct terrace access and a neighbouring utility room with Belfast sink.

The first floor is anchored by an indulgent principal suite featuring a fitted dressing room and a split-level en suite bathroom with twin basins, bath and separate shower, plus a private balcony overlooking the garden below. A further generous double bedroom with en suite completes this level. The second floor provides two interconnecting bedrooms served by an en suite shower room, ideal for family or guests, together with useful storage. On the lower ground floor, a fifth double bedroom, additional shower room and storage areas offer excellent flexibility, including potential for annexe-style accommodation if desired.

The property is approached via an elegant flight of steps from the street, while a secondary access leads through a cobbled private parking area providing space for three vehicles — a rare and valuable asset within the town centre. To the rear, a substantial wraparound flagstone terrace creates an impressive setting for outdoor entertaining, enclosed by wrought iron railings and accessible from the principal living spaces. Steps descend to a beautifully enclosed walled garden.

A truly distinguished town centre residence - where timeless character and contemporary luxury combine at the highest level.







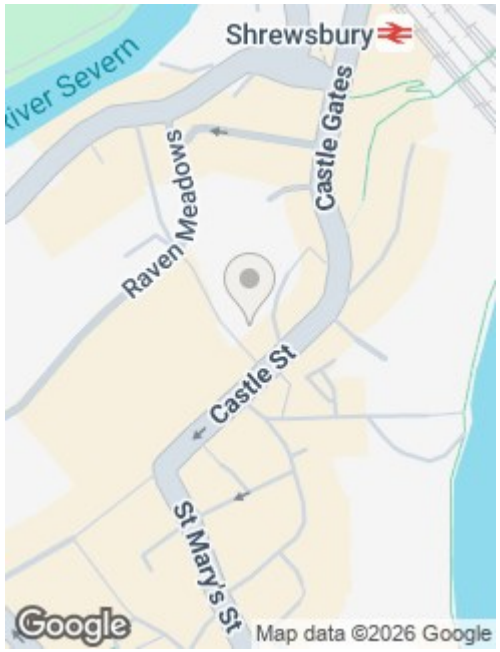












Directions

Services: We understand that the property has mains gas/oil heating (tbc), mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 330 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.