



SAMUEL WOOD

P L A T I N U M

Introducing...

17 Swan Hill, Shrewsbury, Shropshire, SY1 1NL





Occupying a prestigious position on the highly regarded Swan Hill, within the historic loop of the River Severn, this exceptional Grade II Listed Georgian residence offers an outstanding combination of elegant period architecture, privacy and one of the finest town centre settings in Shrewsbury. Hidden behind secure gates, the property enjoys beautifully landscaped walled gardens, extensive private parking and delightful views towards St Chad's Church – a remarkably rare combination within the heart of this historic town. Ideally positioned just a short stroll from independent shops, cafes, restaurants, Theatre Severn and the picturesque riverside walks of The Quarry, while also being moments from the town's highly regarded independent schools, 17 Swan Hill offers an enviable lifestyle that seamlessly combines tranquillity with everyday convenience. Adding further appeal, there is the opportunity, by separate negotiation, to acquire a detached office building with planning consent for residential conversion (17a), a self-contained one bedroom apartment (17c) and a neighbouring four bedroom cottage (17b). Together, these present exceptional possibilities for multi-generational living, guest accommodation, home working or investment, making this a truly unique opportunity.



A welcoming entrance hall showcases the property's elegant Georgian proportions, with high ceilings and original period features setting the tone throughout. The formal sitting room provides a superb space for entertaining, complemented by a cosy snug with feature fireplace. To the rear, the impressive open-plan kitchen, dining and family room has been beautifully designed with bespoke cabinetry, a central island, premium integrated appliances and a striking roof lantern flooding the space with natural light. Full-width bi-fold doors open directly onto the gardens, creating a seamless connection between inside and out. A versatile basement offers excellent additional space, ideal as a studio, gym, hobby room or storage.

The upper floors provide five generously proportioned bedrooms, including an impressive principal bedroom with attractive outlooks. The remaining bedrooms offer flexibility for family living, guests or home working, all served by two well-appointed bathrooms that combine contemporary styling with the property's timeless character.

Approached through secure gates, the property enjoys extensive private parking, a particularly rare feature for such a central location. The beautifully enclosed walled gardens provide a peaceful and private retreat with mature planting, lawns, established borders and climbing wisteria, creating an idyllic setting for outdoor entertaining and family enjoyment. From the gardens, delightful views towards the iconic St Chad's Church further enhance the property's unique appeal.





Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 18 Mbps, Superfast 80 Mbps & Ultrafast 1800 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: F

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.











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Prestigious Swan Hill Town Centre Address

Elegant Grade II Listed Georgian Residence

Over 3,100 Sq Ft Accommodation

Stunning Open-Plan Family Kitchen

Three Elegant Reception Rooms

Five Generous Double Bedrooms

Private Walled Landscaped Gardens

Extensive Secure Gated Parking

Views Towards St Chad's Church

Additional Accomodation For Purchase





Swan Hill, Shrewsbury

Main House internal area 3,109 sq ft (289 sq m)

Garage internal area 528 sq ft (49 sq m) (Available by separate negotiation)

Storage Shed internal area 94 sq ft (9 sq m)

Office 17 a internal area 832 sq ft (77 sq m) (Available by separate negotiation)

Apartment 17 c First Floor internal area 478 sq ft (44 sq m) (Available by separate negotiation)

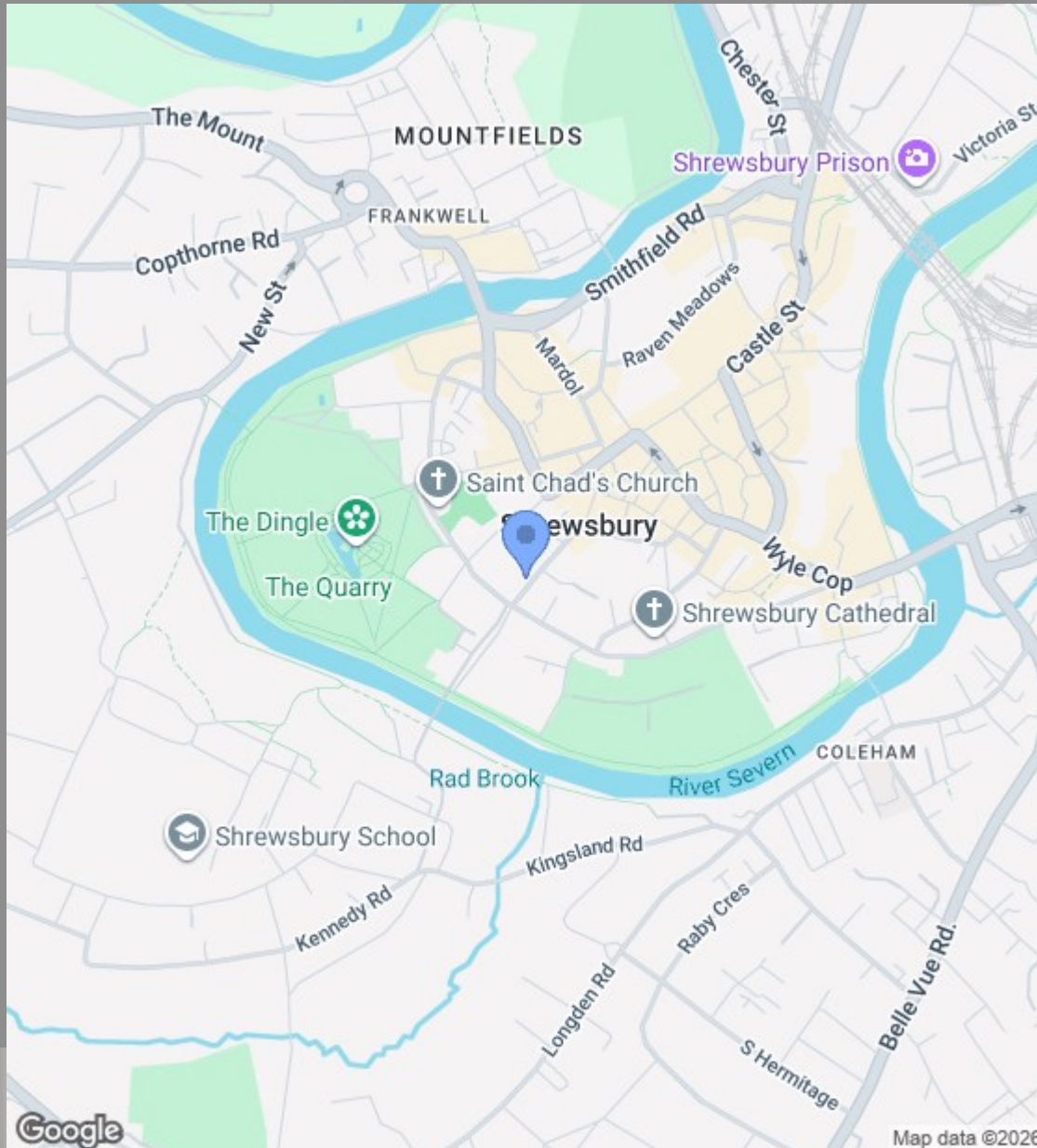
Total internal area 5,041 sq ft (468 sq m)





Directions

From Town Wall turn right into Swan Hill and the property is located on your left. Alternative access from town centre linking from Market Street, College Hill or Cross Hill.









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