



Pelham House, Shrewsbury, Shropshire



Pelham House, Cound Park Gardens, Shrewsbury SY5 6BP

A substantial and beautifully renovated property with private grounds standing within a prestigious development close to Shrewsbury.

Summary of accommodation

Ground Floor Hallway | Kitchen/dining area | Snug | Dining room

Sitting room | Library/Office | W.C.

First Floor Principle bedroom with dressing room and en suite bathroom

Three further bedrooms (one en suite) | Family bathroom

Second Floor Two bedrooms | Bathroom

Grounds Private landscaped walled garden | Double garage

Summer house | Gated development

Location

Whether it's meandering along the scenic River Severn, exploring the many walks along the famous Cound Brook or hiking, there is no shortage of opportunities to embrace the great outdoors. Cound village boasts a Tennis Club and Cricket Club and a thriving local community. The nearby town of Shrewsbury, provides an array of amenities and an excellent selection of State and Private schools, including Shrewsbury School, Shrewsbury High School for Girls as well as an impressive range of preparatory schools. The A5 provides excellent communications with Telford, Wolverhampton and Birmingham available via the M54 and national motorway network with Oswestry and Chester to the north. Shrewsbury Train Station provides mainline services to London Euston and international airports available at Liverpool, Birmingham and Manchester.



Pelham House

Pelham House is one of five prestige homes located securely inside the restored walled gardens of Cound Hall Estate. The property boasts one of the larger plots within this small development. This impressive three-story residence features a spacious layout designed to accommodate modern living. The ground floor encompasses a separate fully equipped kitchen including solid granite worktops, an inviting snug, elegant dining room, comfortable sitting room and adjoining library/study, offering a variety of spaces for relaxation and entertainment. A W.C. completes the ground floor accommodation.

The first floor has four generously sized bedrooms, including the notable principal suite, with adjacent dressing room (that could provide an additional bedroom) and family bathroom. There is also a large airing cupboard and understairs storage. The second floor provides two large bedrooms, each currently utilised as a studio space. These two top floor rooms are served by a family bathroom.







Generous sized bedrooms and flexible spaces designed to accommodate modern living.





Garden and Grounds

Enclosed within the restored walled garden of the Cound Hall estate, providing privacy and tranquillity, the meticulously maintained and carefully planned garden provides a number of seating areas, including the Summer house with table and seating for eight people perfect for outdoor entertainment and al fresco dining. A detached double garage provides storage and convenience to the property, with a driveway offering enough space for several vehicles.

Services

Mains Electricity & Private Drainage. Oil-fired or Biomass heating with underfloor heating on the ground and first floors.



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Pelham House

Main House Approximate Gross Internal Floor Area
279 sq m / 3009 sq ft
Garage Approximate Gross Internal Floor Area
32 sq m / 348 sq ft

Property Information

Tenure: Freehold, with a 6 monthly estate charge. Latest payment : £776.28.

Local Authority and Council Tax Band: Shropshire County Council. Tax Band G.

Energy Performance Certificate: Rating C

Directions (Postcode SY5 6BP)

From Shrewsbury take the A458 South East towards Much Wenlock. After approximately 4.2 miles from the A5 junction, Cound Park Estate will be found on your right hand side. There is parking for visitors outside the white security gates. You will be given a number to call for access through the main gates and then through the brown security gates on the right just inside the development into the private Walled Garden. Pelham House is the first house on the left.

Knight Frank

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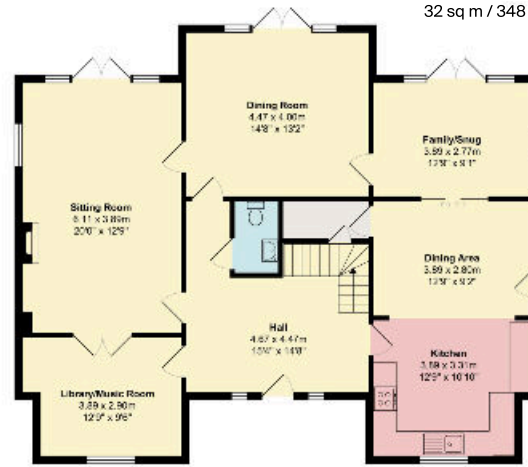
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I would be delighted to tell you more

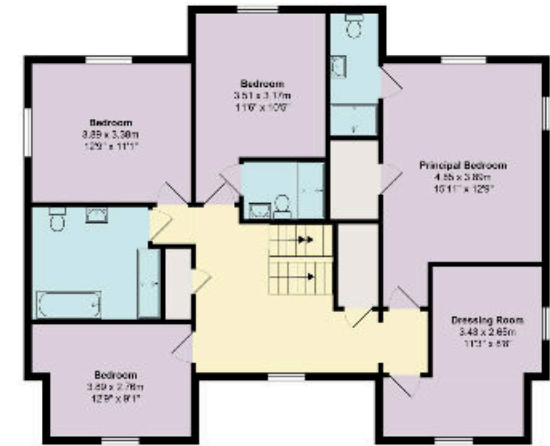
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Ground Floor



First Floor



Garage



Summer House



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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