



£700,000 Offers Over

Watergate House, St. Marys Water Lane, Shrewsbury

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- RIBA Award Winning Converted Warehouse
- Stunning Views of the River Severn
- No Onward Chain
- Delightful Balcony and Veranda
- Double Garage and Private Off Road Parking
- Generous, Mature & Private Garden
- Planning Permission for Rooflights to Convert Loft
- Fully Refurbished
- 5G Wireless broadband

## Property Description

A model of versatility with the rare luxury of open, light-filled expanses with stunning views of the River Severn. This unique converted warehouse offers exclusive accommodation over 3 floors with mature private garden, off road parking & double garage, in the heart of Shrewsbury market town.

## Main Particulars

This impressive building dating from 1826, was built as a warehouse and has had several uses including wool depot, tavern and antiques repair workshop until architect-converted into two residential units in the mid 70's, achieving two prestigious awards from RIBA and Shrewsbury Civic Society. An impressive semi-detached structure that many passers-by have stopped to admire and even mistaken for an art gallery; A fantastic opportunity to take this building back to its roots and use the ground floor as a café/eatery (subject to relevant permissions).

Watergate House has been lovingly refurbished and comes equipped with extensive flood mitigation measures, along with planning permission (Planning 21/04069/Ful) for two conservation rooflights to convert the loft into a fifth bedroom suite or further living space.

Shrewsbury Railway Station 0.2 mile, Church Stretton 13 miles, Telford 14 miles, Birmingham 43 miles

Porch | Entrance Hall | Kitchen/Dining Room | Veranda | Utility Room | Cellar | Downstairs Cloakroom | Living Room | Balcony | Four Bedrooms, Two with En-Suite | First Floor WC | Family Bathroom | Generous Private Garden | Double Garage | Off Road Parking

With over 2500 sq. feet of extraordinary space layered over three floors, original timber beams, this really is a wonderful, out of the ordinary home.

Council Tax Band: E (Shropshire Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### Ground Floor

At ground level, you are welcomed into a stunning all-glass entrance porch with full-height glass door and signature glass-brick wall. Push through the glazed wooden internal door and you enter a generous and light-filled entrance hall with feature concrete spiral staircase, that was cast on site. To the left is an exceptional full width, contemporary kitchen, newly fitted with German integrated appliances, sleek Corian sink and worksurfaces to a waterfall end. Italian porcelain tiled flooring has been fitted for a tactile and practical kitchen area, with a dining area, defined by the current owners with a dining table and pendant lights over. This incredible room also benefits from twin French doors that open out onto a full width covered veranda, allowing enviable views of the river and a great space for entertaining. Also to the ground floor is a downstairs cloakroom and convenient utility room, providing space and plumbing for a washing machine, and further doorway to a cellar.

### Upstairs



The attractive staircase, with curved, painted white walls and large round skylight above provide a Mediterranean feel, with picturesque arched open windows on each floor, leads up to the first and second floor.

### **First Floor**

The Living room, on the first floor, provides an extraordinary sense of flow and light thanks to twin French doors and large sash window, flooding the room with natural daylight and providing spectacular views of the River Severn. In this tranquil room, it is easy to forget that this property is so centrally located. But open the doors and step out onto the full-width wrought-iron framed balcony with balustrade and glass canopy, and the full splendour, the sights, and sounds, of The River Severn can be enjoyed both day and night.

Further to the first floor is bedroom four, or as it is currently used, an office space, a cloakroom with WC and alternative entrance to the property through the private and enclosed rear garden. A real rarity in the heart of the town centre.

### **Second Floor**

The second floor contains a further three bedrooms, two with en-suite and a family bathroom. The master suite enjoys dual aspect large sash windows, which frame serene views of the water below. Offering plenty of storage with built in wardrobe, dressing table and wall-fitted drawers, with the added benefit of an en-suite containing shower cubicle and hand-wash basin. Bedroom two is a similar sized double bedroom, again with beautiful riverside views through a large sash window, providing a fitted wardrobe and ensuite shower cubicle and hand-wash basin. Bedroom three is a generously sized room with fitted wardrobe, large sash window and smaller arched casement window to appreciate the surrounding scenes.

Completing the second-floor accommodation is a family bathroom consisting of a modern white bath with shower over, WC, hand-wash basin with storage space under, heated towel rail and double framed windows giving views over the rear garden.

### **Garden**

A large 'flagstone' terrace adjoins the historic Traitor's Gate and benefits from the afternoon sun. Steps lead up to the main garden where there is a further quarry tile patio area with solid slate table and seating area. A dedicated tiled BBQ patio is off to one side, under a pear tree.

The large South facing garden is mature and planted with several interesting specimens. Bounded by St. Mary's Water Lane and walls on all other sides it is a wonderfully private space. A quarry tile path leads on to the garage and separate access through a keyless security gate, to the forecourt. An expansive lawn allows for activities for young and old.

Double Garage with mains power and water - with potential for a workshop.

### **Location**

Just a few minutes' walk away is the vibrant market town centre of Shrewsbury, noted for its range of independent shops, bars, restaurants and theatre along with year-round events including the popular Shrewsbury Flower Show, Food Festival and Shrewsbury Regatta. The town also boasts excellent schools both within the state and private sectors including Shrewsbury School and Shrewsbury High School for Girls.

With excellent road links to the A5 and motorway network, and Shrewsbury train station only a 5 minute walk away from the property, providing direct access to Birmingham New Street and London Euston.

**Services**

Gas fired central heating, with mains gas, electricity, water and drainage.

**Fixtures & Fittings**

Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Wayleaves, Rights of Way and Easements**

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.









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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,





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