

THE TRACERY
SY1



A LANDMARK DEVELOPMENT IN THE HEART OF SHREWSBURY

A prestigious development of four properties nestled in the desirable old town of Shrewsbury and within easy walking distance of the centre.

The conversion of Swan Hill Church into a suite of three apartments and one townhouse sets the standard in regeneration and has been planned to fit seamlessly within the original building.

Combining the best of contemporary internal design and specification with a superb location, The Tracery is history reinvented.

MODERN, LUXURY LIVING • HISTORIC BUILDING



THE AREA



The River Sever

Shrewsbury Train Station

Shrewsbury Castle

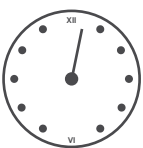
Darwin & Pride Hill Shopping

Old Market Hall Cinema

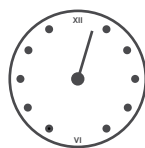
THE TRACERY

The Quarry Park

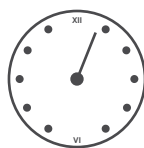
Shrewsbury Tennis & Bowling Clubs



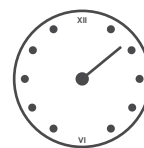
The Quarry Park
2 mins



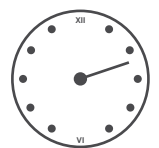
Market Hall
3 mins



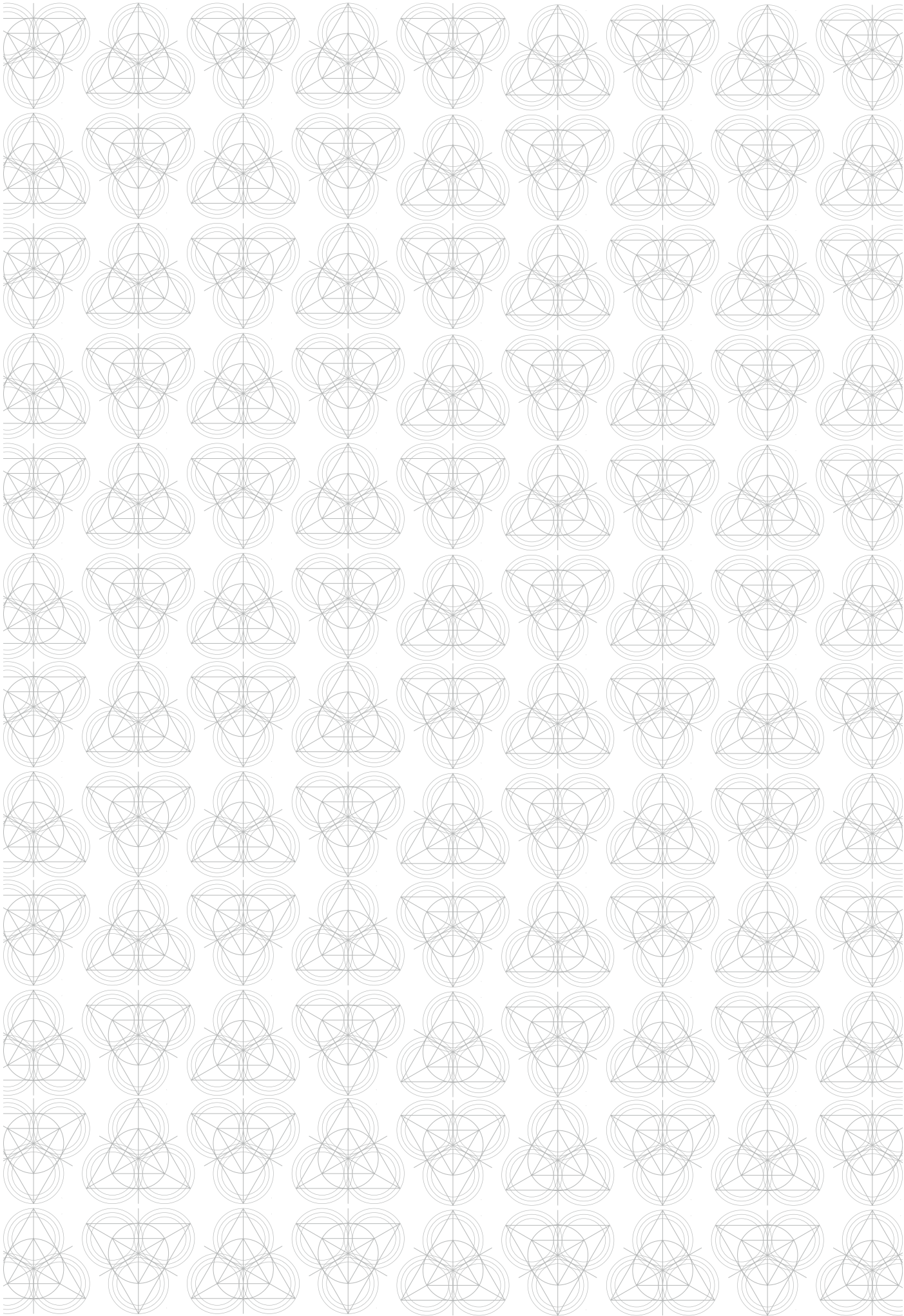
Shrewsbury
Square
4 mins



Waitrose
8 mins



Shrewsbury Train
Station
12 mins



BLENDING HERITAGE AND EFFICENCY FOR A TRULY MODERN HOME

A chapel was first built at Swan Hill in 1767. In 1868, this was demolished and replaced with the current building, with the schoolrooms being added in 1880.

This historic building now begins a new chapter as The Tracery, four stylish homes.

The generous ceiling heights, stained glass windows and original columns presented a wonderful opportunity to create some truly unique homes.

The walls and roofs have been insulated and energy saving measures implemented

to create a comfortable, efficient living environment. Original stone walls, lintels and cills have been repaired and replaced. Where required, new double-glazed steel windows have been installed.

Internally, whether classic or contemporary, natural or man-made, the materials and finishes have been chosen to complement the design of the building.

Both function and form have been carefully considered and built into this exciting development to delight you and create a perfect home.



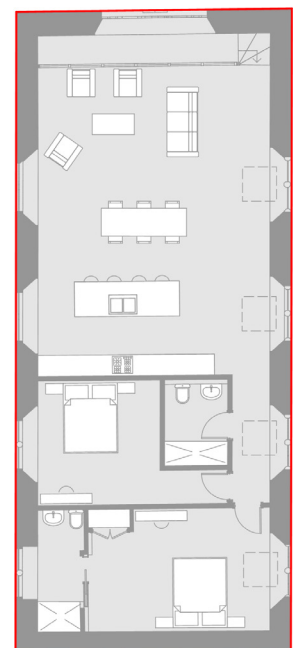
LAYOUT



Ground Floor



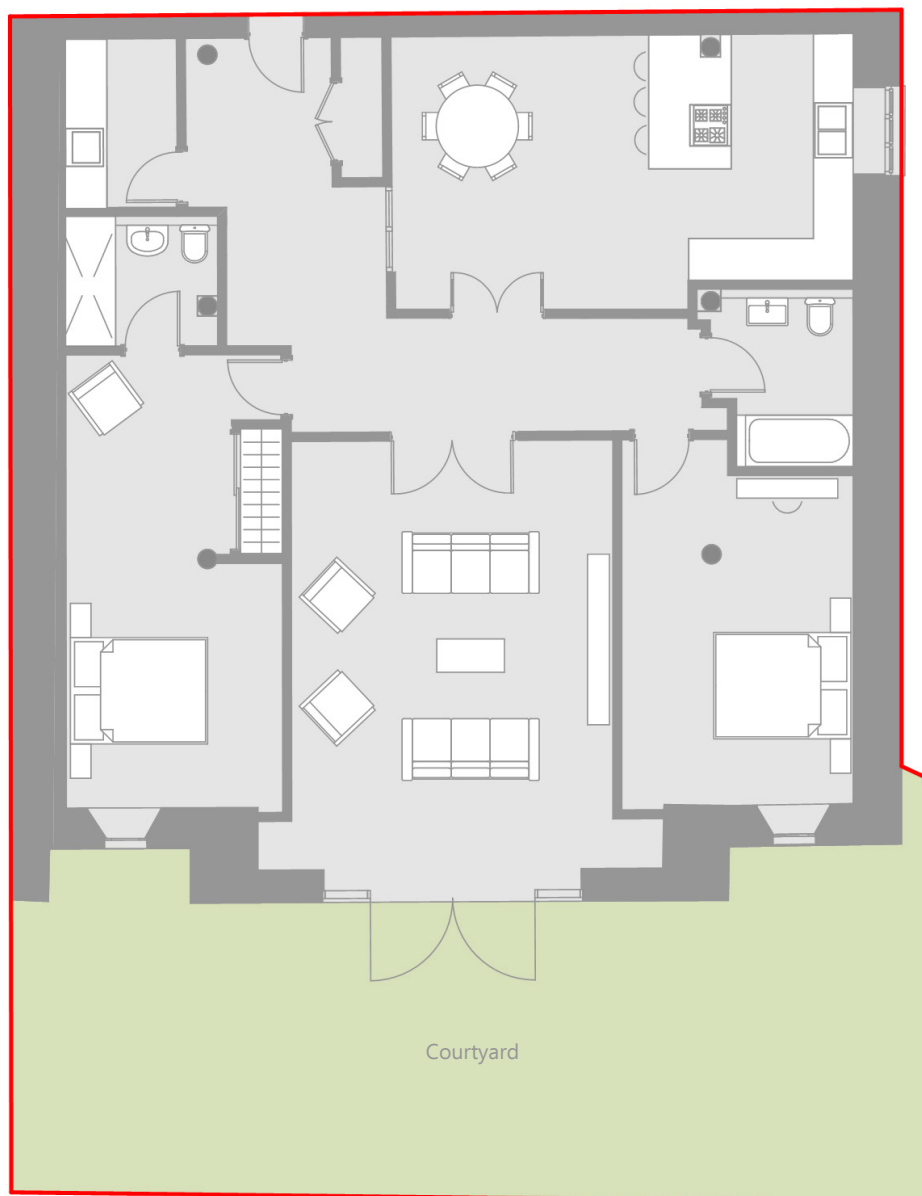
First Floor



Second Floor

ONE - APARTMENT

GROUND FLOOR, 2 BEDROOM



Living
6.2m x 4.7m, 20'4" x 15'5"

Kitchen/diner
6.7m x 4m, 22' x 13'1"

Master
6.6m x 3.2m, 21'8" x 10'6"

Total floor area
135m², 1,454ft²

Courtyard
12.5m x 4.2m, 41' x 13'9"

EPC = B



Room sizes are approximate. The layout of some apartments and communal areas may vary and are subject to change.

TWO - APARTMENT

FIRST FLOOR, 3 BEDROOM



Living/kitchen
8m (max) x 7.3m, 26'3" x 23'11"

Master
6.1m x 4.1m, 20' x 13'5"

Bed 2
3.5m x 4.4m, 11'6" x 14'5"

Total floor area
135m², 1,454ft²

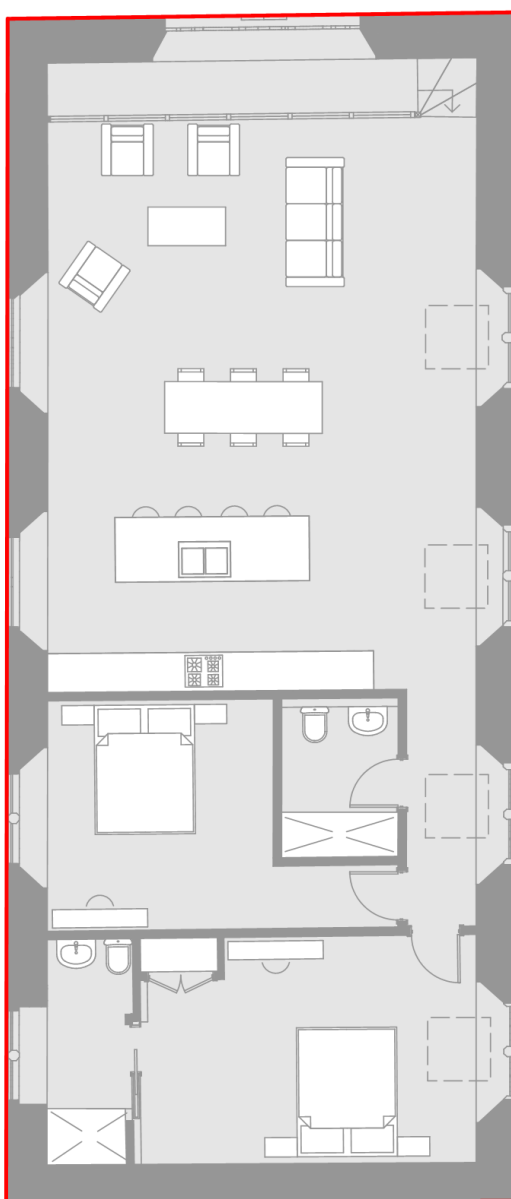
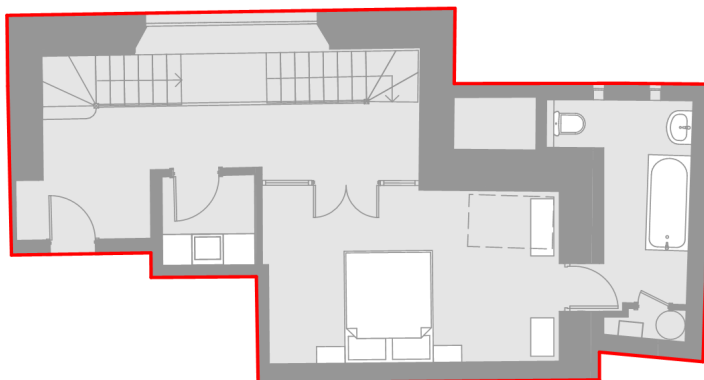
EPC = B

Room sizes are approximate. The layout of some apartments and communal areas may vary and are subject to change.



PENTHOUSE - APARTMENT

FIRST & SECOND FLOOR, 3 BEDROOM



Living/kitchen
8.8m x 6.6m, 28'10" x 21'8"

Master
3.6m x 5.3m, 11'10" x 17'5"

Bedroom/study
3m x 5.1m, 9'10" x 16'9"

Total floor area
167m², 1,798ft²

EPC = C

Room sizes are approximate. The layout of some apartments and communal areas may vary and are subject to change.



THREE - TOWNHOUSE

GROUND & FIRST FLOOR, 4 BEDROOM



Living
5.5m (max) x 4.2m, 18" x 13'9"

Kitchen/diner
6.6m x 6m, 21'8" x 19'8"

Master
3.6m x 5.1m, 11'10" x 16'9"

Rear courtyard
4.2m x 7m, 13'9" x 23'

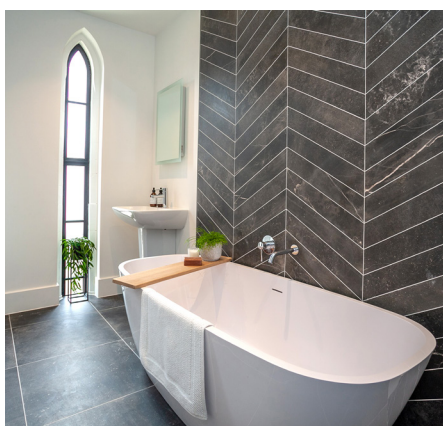
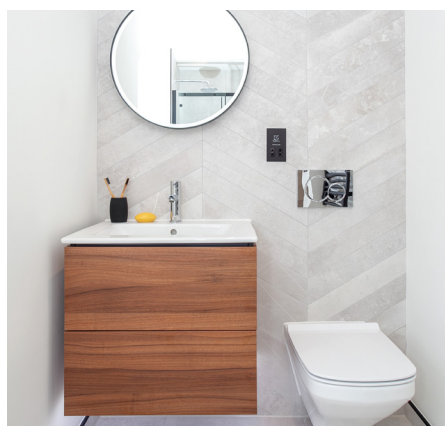
Total floor area
178m², 1,916ft²

EPC = B

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DESIGN



SPECIFICATION

KITCHEN

- Bespoke fitted kitchen
- Technical stone work surfaces and breakfast bar
- Folded stainless steel sink
- Quooker instant boiling water tap
- A range of 'A' rated integrated appliances by Neff to include:
 - Induction hob
 - Oven
 - Microwave
 - Fridge/freezer
 - Dishwasher

BATHROOM/ENSUITE

- Contemporary style bath with tiled bath panel and toughened glass screen*
- Slimline shower tray with toughened glass screen*
- Sanitary ware by Duravit
- Vanity sink units by Duravit
- Contemporary brassware with chrome mixer taps
- Thermostatically controlled rain shower with separate removable hand shower
- Wall and floor tiling by Mandarin Stone

UTILITY ROOM

- Fitted kitchen units
- Technical stone work surface
- Franke stainless steel sink and tap
- 'A' rated washer/dryer by Bosch

FLOORING AND FINISHING TOUCHES

- Engineered oak straight and parquet flooring to hallways, living and kitchen areas
- Wall and floor tiles to bathrooms and en-suites
- Wool carpet to bedrooms
- Matt emulsion painted walls and ceilings
- Bespoke panelled painted internal doors with high quality ironmongery
- Enhanced sound insulation
- Ceiling heights from 2.8m – 4m

MECHANICAL AND ELECTRICAL FITTINGS

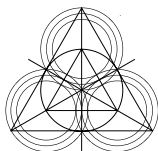
- Independent gas central heating
- Zoned wet underfloor heating throughout**
- Electric towel rails to bathrooms and en-suites
- Video entry phone system
- TV/fm/am & high-speed connection (broadband)
- Telephone points to hallways and living rooms
- LED downlights to hallways, kitchens, living areas, bathrooms and bedrooms
- Shaver sockets to bathrooms and en-suites
- Integral USB charging sockets to living areas and bedrooms

EXTERNAL

- One parking space per property
- Gravel and stone sets to front area
- Low level lighting to front area
- Independent lockable storage at ground level
- Steel windows and rooflights from Clement to the main building
- Handmade painted Accoya (solid hardwood) sash windows to Townhouse
- Private gardens with planting and seating areas
- Lighting to gardens
- Lift access to 1st floor

*where applicable

**1st floor of townhouse to have wet radiators



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Swan Hill, Shrewsbury, SY1 1NL

An exclusive development by



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