



£595,000 Offers Over

Moorcroft House, Pontesford, Shrewsbury

Detached House | 4 Bedrooms | 3 Bathrooms

01743 213 511

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# Step Inside

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## Key Features

- Truly Unique 'Grand Design' Architectural Masterpiece
- Four Bedrooms (including Ground Floor Master Suite with Dressing Room & En-suite)
- Exceptional Eco-Credentials: Energy Rating B
- Impressive Galleried Landing with Oak & Glass Mezzanine
- High-End Bespoke Kitchen with Blue AGA
- Spectacular Open-Plan Living, Kitchen & Dining Areas with Vaulted Ceilings
- Large Entertaining Patio & Gardens

## Property Description

Discover Moorcroft, an architectural masterpiece and true Grand Design statement of modern luxury. Its fluid, open-plan interiors feature curved walls, bespoke oak, & abundant natural light.

Experience eco-conscious high-specification living with an Energy Rating of B & underfloor heating.

## Main Particulars

Prepare to be captivated by Moorcroft, a true 'Grand Design' property representing a pinnacle of architectural ingenuity and contemporary luxury. This one-of-a-kind residence is a symphony of open-plan spaces, gracefully curved interior walls, sleek glass balustrades, and exquisite bespoke oak carpentry, creating an undeniable "wow" factor and a home to be immensely proud of. Natural light floods every corner, accentuating the high-end specification and thoughtful eco-conscious design, which includes an impressive Energy Rating of B, underfloor heating throughout, a heat recovery ventilation system, a central vacuum system, and rainwater harvesting.

Kitchen/dining room | Utility | Office | Living room | Cloakroom | Downstairs Bedroom with ensuite | 3 first floor bedrooms | Shower room | Bathroom | Plant room  
| Garden kitchen | Summerhouse | Driveway

Shrewsbury 7 miles, Telford 20 miles, Birmingham 53 miles

Council Tax Band: G (Shropshire Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Septic Tank

### A Breathtaking Welcome

From the moment you step through the contemporary front door, Moorcroft envelops you in an atmosphere of light, space, and architectural brilliance. You are immediately greeted by an expansive Open Living Space with a tangible "wow" feel, accentuated by soaring vaulted ceilings and strategically placed skylights that bathe the area in natural light. To your right, a conveniently located Downstairs WC offers modern facilities. As you move forward, a stunning bespoke oak staircase draws your eye, and turning right past this architectural feature reveals the magnificent Open Plan Kitchen and Dining Area unfolding before you.

### The Heart of the Home

The Kitchen has been meticulously designed with both culinary excellence and entertaining in mind. A striking feature is the beautiful blue AGA, equipped with three ovens, dual gas and electric functionality, a hot cupboard, and a hot plate. Waist-height units to one side cleverly divide the kitchen from the dining space while

maintaining an open, sociable connection. A breakfast bar, crowned with a raised curved glass surface, provides an elegant division for guests, with ample work surface beneath. High-end integrated appliances include a Fisher & Paykel double drawer dishwasher, a fridge freezer, and a dedicated wine fridge, all seamlessly incorporated. Luxurious leather-finish granite work surfaces provide a tactile and durable workspace, while a large pantry cupboard offers abundant storage. A classic Belfast sink sits beneath a window, offering pleasant views to the front of the property.

### **Kitchen & Dining**

The adjoining Dining Area is a spacious and inviting zone, perfect for hosting memorable gatherings. Double doors provide a seamless transition to the large entertaining patio area beyond, effortlessly blending indoor and outdoor living.

Off the kitchen, a handy Utility Room offers further practicality. It features a butler sink, dedicated space for a washing machine, additional storage cupboards, and a charming stable-style door leading directly to the front driveway.

### **An Impressive Living Sanctuary**

From the open-plan kitchen area, three thoughtfully placed oak steps lead down into the truly impressive Living Area. This is a space designed to inspire, with dramatic vaulted ceilings featuring exposed oak beams and gracefully curved walls that welcome you into this inviting yet grand sanctuary. Large, bespoke bay-shaped windows elegantly frame views across the garden and allow natural light to pour in. Further enhancing the connection with the outdoors, double doors lead to the entertaining space in the garden, flanked by floor-to-ceiling windows on either side. A distinctive circular window on the opposite wall adds another touch of unique architectural flair. As you stand in this magnificent room and look back towards the entrance, you'll appreciate the stunning oak and glass Mezzanine level that elegantly presides over the kitchen and dining space, hinting at the wonders of the first floor.

### **Ground Floor Convenience & Luxury**

Also accessible from the kitchen/dining area is the sumptuous Ground Floor Master Bedroom (Bedroom 1). This very generous sanctuary offers a private retreat, complete with a door leading directly onto the garden patio. A dedicated Dressing Room and built-in wardrobe provide ample and stylish storage. The accompanying En-suite is a large, modern space featuring a generous walk-in shower with a luxurious rainfall head, a contemporary WC, and a sleek basin.

Further enhancing the ground floor's versatility, and also located off the kitchen area, is an additional Reception Room. This flexible space, with a window to the front of the property, could serve as a snug, home office, or playroom.

### **The Bespoke First Floor**

Ascending the bespoke oak staircase, you arrive at the Mezzanine level, which offers a captivating overlook of the magnificent living area below. The hallway continues as a stunning Galleried Landing, defined by its sleek glass balustrade and rich oak detailing, further enhancing the sense of light and interconnectedness.

Off this impressive landing are three further Double Bedrooms. Each bedroom is spacious, light-filled, and designed with comfort in mind. One of these bedrooms features double doors opening onto a Private Balcony, enjoying delightful views over the garden and across to the picturesque Pontesbury Hill.

### **Luxury Bathroom, Shower Room & Plant Room**

The Family Bathroom on this floor is a statement in contemporary luxury. A stunning freestanding bath takes centre stage, complemented by a sleek WC, an elegant countertop basin, and a sophisticated tile design. With its clean, minimalist aesthetic, this bathroom evokes the tranquillity and indulgence of a luxury hotel spa.

An additional Shower Room also serves the first-floor bedrooms, featuring a modern corner shower, WC, and hand basin, ensuring ample facilities for family and guests.

A dedicated Plant Room is conveniently located off the galleried landing, neatly housing the boiler, underfloor heating controls, the heat recovery ventilation system, and the workings of the central vacuum system.

### **Eco-Conscious Living**

Moorcroft stands not only as a masterpiece of innovative design but also as a testament to modern, sustainable living, thoughtfully engineered for comfort and efficiency. It proudly boasts an EPC Rating of B, a reflection of its comprehensive eco-features.

Comfort is assured by underfloor heating that extends throughout the entire property. Further enhancing the internal environment, a sophisticated heat recovery ventilation system ensures a continuous supply of fresh, filtered air while minimising heat loss, contributing to energy savings & a healthy living space. For ultimate convenience, a central vacuum system is seamlessly integrated into the fabric of the home, making cleaning effortless. Demonstrating a commitment to resource conservation, a rainwater harvesting system is in place, cleverly collecting & supplying water to the toilets, significantly reducing mains water.

### **Moorcroft: Outdoor Space & Gardens**

The exceptional design and quality of Moorcroft extend seamlessly to its beautifully conceived outdoor areas, creating a perfect balance of sophisticated entertaining spaces and tranquil retreats, all designed for relatively low maintenance.

### **Approach & Parking**

The property is approached over an elegant brick paved driveway, offering a smart and welcoming entrance while providing ample parking for several vehicles.

### **Landscaped Rear Garden**

To the rear, Moorcroft boasts an extremely attractive and beautifully landscaped garden that truly complements the home's interior luxury. A significant feature is its prime position, as the garden directly adjoins open countryside, providing a wonderful sense of space and a peaceful backdrop, while also enjoying those captivating views towards Pontesford Hill. Designed with both relaxation and sophisticated entertaining in mind, there is an extensive paved patio area that flows directly from the principal reception rooms. This space is significantly enhanced by a superb Outdoor Kitchen. Thoughtfully constructed with a timber-framed veranda providing shelter and ambiance, this fantastic facility includes a built-in Beef Eater BBQ, sleek polished concrete worksurfaces, and integrated drawers for utensils - making al fresco dining and hosting summer gatherings an absolute delight.

### **Outbuilding**

Beyond the patio, a neatly kept lawn area provides a splash of green, elegantly framed by low-maintenance gravel borders. Nestled within the garden is a charming Summer House with double doors, offering a versatile space that could be used as a quiet retreat, hobby room, or children's play area. Adding further practicality and appeal, there is also a further workshop/garden room, providing excellent storage or potential for a dedicated workspace.

The thoughtful landscaping ensures that while the garden is visually stunning and highly functional, it has also been designed to be relatively low maintenance, allowing more time to simply relax and enjoy this exceptional outdoor environment and its picturesque surroundings.

### **Living Near Pontesbury**

Moorcroft enjoys a setting that offers views towards the distinctive Pontesbury Hill, placing it within easy reach of the charming village of Pontesbury and the broader appeal of the Shropshire countryside. Pontesbury itself provides a wealth of local amenities, including independent shops, a medical practice, a library, and popular primary and secondary schools (Mary Webb School and Science College). The village is a gateway to the Shropshire Hills Area of Outstanding Natural Beauty, offering endless opportunities for walking, cycling, and exploring some of England's most picturesque landscapes.

The larger historic county town of Shrewsbury is also conveniently accessible, renowned for its medieval architecture, vibrant cultural scene, diverse shopping (from independent boutiques to national chains), and excellent educational institutions.

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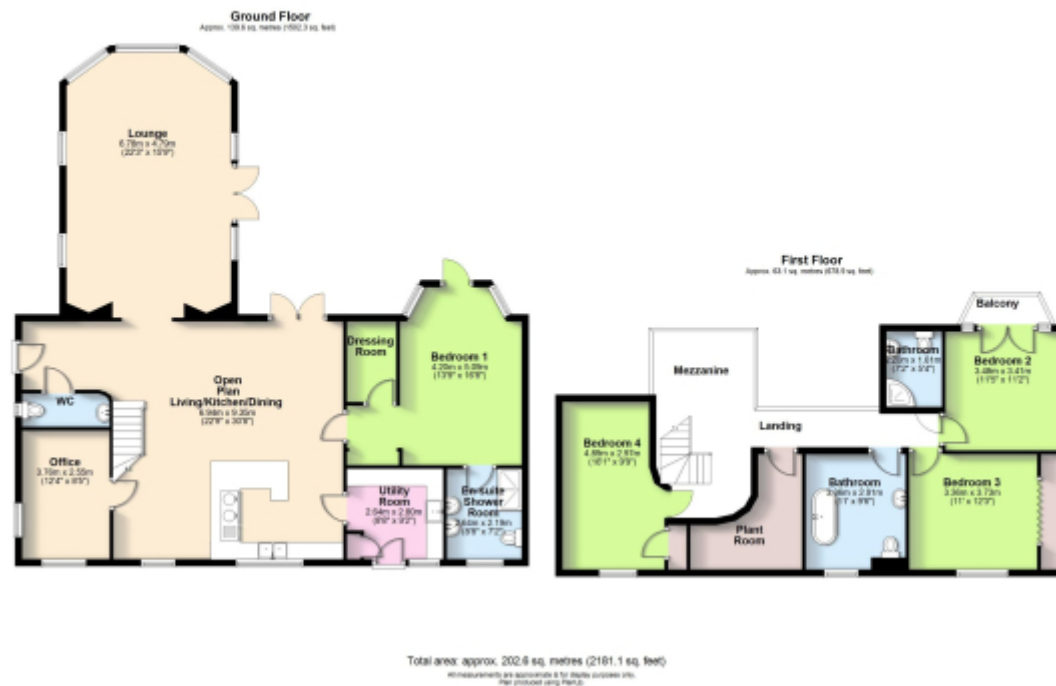
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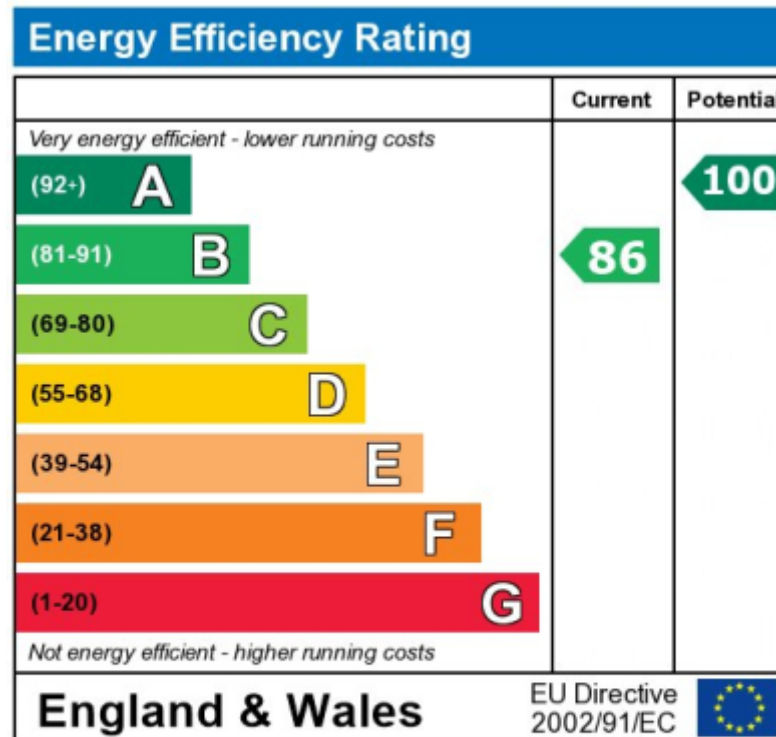






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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