



£565,000 Offers Over

Yarlington Orchard, Pontesbury, Shrewsbury

Detached House | 4 Bedrooms | 3 Bathrooms

01743 213 511

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# Step Inside

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## Key Features

- Desirable Cul-de-sac Location
- High Specification Throughout
- Impressive Open-Plan Living
- Cosy Inglenook Fireplace
- Versatile Garage/Gym
- Stunning Galleried Landing
- Excellent Local Amenities
- Four Generous Bedrooms (With two en-suite)

## Property Description

Discover a truly exceptional family home, discreetly positioned at the end of a cul-de-sac within a small & exclusive development. This impressive detached residence offers a rare blend of spacious, versatile accommodation & an idyllic location, just a short walk from the heart of Pontesbury.

## Main Particulars

Entrance Hall | Living Room | Open Plan Living Dining Kitchen | Utility Room | Study/Office | Guest WC | Galleried Landing | Bedroom 1 with En-Suite | Bedroom 2 with En-Suite | Bedroom 3 | Bedroom 4 | Family Bathroom | Detached Garage/Gym

Shrewsbury 8 miles, Church Stretton 12 miles, Welshpool 14 miles

As you approach the property, its impressive pillared entrance hints at the quality within. Step through the panelled glazed door into a reception hall with a beautiful porcelain tiled floor and a stunning staircase that ascends to a galleried landing. This space immediately creates a feeling of light and grandeur. From here, doors lead to the various ground-floor rooms.

The living room is a truly inviting space, centred around a magnificent exposed brick inglenook fireplace housing a log-burning stove-perfect for cosy evenings. A bay window provides a pleasant outlook, and twin French doors open directly onto the rear garden, connecting the inside to the outside beautifully.

The heart of the home is the spectacular open-plan living dining kitchen. The kitchen area is a magnificent space for both cooking and gathering. It features a porcelain tiled floor and a modern range of high-gloss cupboards and drawers, complemented by an expansive work surface. Equipped with a Bosch electric oven, a Hotpoint induction hob, an integrated fridge-freezer, and a Sonos sound system, this kitchen is as functional as it is stylish. The central island provides additional workspace, storage, and a convenient pop-up power point.

This magnificent space flows seamlessly into the dining area, which is bathed in light from its attractive bay window and benefits from twin glazed doors that connect it back to the reception hall, creating a sense of openness. The living area/conservatory is another beautiful space with extensive windows and twin French doors that open to the garden, allowing you to feel connected to nature all year round. An exposed timber beam provides a subtle separation while maintaining the open feel.

A convenient utility room is located off the kitchen and features additional storage, a sink, and space for a washing machine and tumble dryer, with a door leading to the side of the property. For those who work from home, the study/office, with its coved ceiling and bay window, offers a peaceful and private workspace. A guest cloakroom completes the ground floor.

Ascend the wonderful turned staircase to the galleried landing on the first floor. This impressive space provides access to the loft, an airing cupboard and sets the tone for the spacious bedrooms that lie beyond.

The master suite is a luxurious retreat. A large bedroom with a bay window and dressing area with twin built-in wardrobes and en-suite shower room featuring "his and hers" wash basins set in a vanity unit. Bedroom 2 is also a generous size, with a built-in double wardrobe and its own private en-suite shower room. The remaining two bedrooms are equally inviting: Bedroom 3 is a comfortable double, and Bedroom 4 is a single room perfect for a child or study. These two bedrooms are served by a modern family bathroom with a 'P' shaped bath and a wash basin set in a vanity unit.

The outside of the property is just as impressive as the interior. Situated at the end of a quiet cul-de-sac, the home offers ample brick-paved parking for several vehicles and access to the detached garage, which has an electric roller shutter door. The garage, a multifunctional space with plastered walls, air conditioning, surround sound, and a TV aerial.

Council Tax Band: F (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Restrictions: Restrictive covenants

### **Outdoor Oasis**

The private outdoor space of this home is a true delight. To the front, you'll find neatly maintained lawns and a timber storage shed. A gated pathway runs down the side of the property, leading you to the rear garden. The front path extends to a generous paved terrace, providing a fantastic, large space for outdoor entertaining. This area is perfect for al fresco dining or simply relaxing in the sun. The majority of the garden is laid to flowing lawns with established borders, creating a green and tranquil environment. A sizeable barked children's play area ensures there's fun for the whole family. The entire space is very private and not overlooked, offering a peaceful retreat from the outside world.

### **Location**

Pontesbury village acts as a gateway to the stunning Shropshire Hills Area of Outstanding Natural Beauty (AONB), offering a wealth of opportunities for walking, cycling, and exploring the beautiful surrounding landscape. With the twin peaks of Pontesford Hill and Earl's Hill right on your doorstep, you'll never be short of breath-taking views and outdoor adventures.

Pontesbury itself is a thriving community with a fantastic range of local amenities, all within easy walking distance. The village provides a comprehensive selection of shops, pubs, a post office, doctor's surgery, and other essential services. Families will be pleased to know that the village is home to both a well-regarded primary school and a secondary school. The property also benefits from excellent transport links, with easy access to the nearby market town of Shrewsbury and beyond.

### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

### **Services**

Services to the property include mains gas central heating, water, electricity, and drainage. The kitchen is equipped with a water filter tap and a built-in food disposal unit, and the heating is controlled by a Hive smart thermostat system.





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 © 2026 13918701 Registered Office: ,

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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