



£350,000 Offers Over

High Bank, Pontesbury Hill, Pontesbury, Shrewsbury

Detached House | 2 Bedrooms | 2 Bathrooms

01743 213 511

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# Step Inside

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## Key Features

- Ample Parking & Detached Garage
- Breathtaking Elevated Rural Views
- Cosy Log-Burning Stove
- Open Plan Living
- Secluded, Elevated Setting on Pontesbury Hill
- Currently Operating as a High-Performing Holiday Rental
- Meticulous Refurbishment
- Two En-Suite Bedrooms

## Property Description

This exquisite, fully refurbished single-level cottage is an exceptional find, commanding breath-taking panoramic vistas from its private, elevated position. Currently a luxury holiday let, High Bank offers a rare blend of designer-finished, ready-to-move-into luxury and uninterrupted natural beauty

## Main Particulars

Discover High Bank, an exquisite single-level cottage offering an unparalleled degree of privacy and one of the most breath-taking uninterrupted panoramic vistas in Shropshire. With commanding views stretching over the rolling countryside and directly towards the iconic Pontesford Hill, this property is truly special.

Situated in the highly desirable and picturesque setting of Pontesbury Hill, this superb property has been recently and meticulously refurbished to an exceptionally high standard, creating a truly luxurious and ready-to-move-into home. Furthermore, High Bank is currently a highly successful holiday let, making it an outstanding investment opportunity or a perfect primary residence. Viewing is absolutely essential to fully appreciate the quality, private setting, and spectacular, commanding views.

Step inside to an impressive, naturally lit Open Plan Living/Dining/Kitchen space, meticulously designed to maximise the spectacular, uninterrupted scenery. Wood effect tile flooring with underfloor heating flows throughout, creating a warm and welcoming atmosphere. The focal point of the living area is a striking cast iron Aga wood stove set on a quarry tile hearth with a wooden mantle, perfect for cosy evenings. The room benefits from large double-glazed windows on three sides, perfectly framing the exceptional views across the extensive garden and the rolling Shropshire countryside, with Pontesford Hill taking centre stage in the dramatic backdrop.

The Kitchen Area is a masterpiece of contemporary country style, featuring solid wood worktops with a classic Belfast sink, a series of elegant base and eye-level units, an integrated electric oven with a 4-ring ceramic hob, and a designer glass splash-back. Integrated appliances include a washing machine and slim-line dishwasher. Double-glazed patio doors lead out to a private rear courtyard garden, ideal for catching the morning sun.

High Bank offers two beautifully appointed bedrooms, both with stylish en-suite facilities.

Bedroom 1 is a haven of relaxation with spectacular, far-reaching views across the garden and countryside, a contemporary electric panel heater, and a feature wall with tongue and groove panelling and inset bedside lamps. A stylish character barn sliding door leads to a very stylish En-suite Shower Room, fully equipped with a tiled shower cubicle, rainfall shower, a circular wash basin set to a wooden stand, and grey quarry tile flooring.

Bedroom 2 enjoys a secluded view over the courtyard garden and is served by an impressively fitted En-suite Bathroom, which includes a contemporary three-piece suite with a 'P' shape bath, mixer tap, and a rainfall shower above, along with a circular wash basin set to a wooden stand.

High Bank enjoys an enviable elevated setting, offering an incredible level of seclusion and providing some of the finest views Shropshire has to offer. Approached from Top Road, gates open onto a generous gravel driveway providing ample parking and leading to a detached Garage with double doors and a side window.

The garden has been expertly landscaped to create a wonderful feature and backdrop to the cottage. Railway sleepers form steps leading from the drive up to a circular paved patio, flanked by extensive lawns, well-stocked beds, and borders. Split-level patios lie beyond, perfectly positioned to take in the full, dramatic effect of the panoramic views.

Practical features include several external lighting points, power points, and a dedicated hot and cold external shower unit. This is specifically installed for showering dogs after long and muddy walks in the stunning surrounding area of outstanding natural beauty!

A further attractive gravel and circular paved patio is accessed directly from the living room, offering great privacy with raised beds, wild strawberries, and a useful garden store.

Council Tax Band: C (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

### **Prime Location**

Located in the prestigious setting of Pontesbury Hill, High Bank offers immediate immersion in the Shropshire Hills AONB. This prime spot is a haven for outdoor enthusiasts, granting direct access to countless scenic walks & cycling trails right from your doorstep. The majestic Pontesford Hill and the neighbouring Earl's Hill are practically in your garden, providing spectacular ascent options and serving as prominent landmarks in your view. Despite the intense privacy & rural tranquillity, the thriving community of Pontesbury is only a short walk away. This well-equipped village provides excellent local amenities, including a highly-regarded Primary School, shops for everyday essentials, a post office, doctor's surgery & traditional pubs like The Nags Head, perfect for refreshment after a long hike. For broader needs, the historic county town of Shrewsbury is conveniently situated approximately 8 miles to the northeast, offering comprehensive facilities and swift rail and road links.

### **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.

### **Referral Fee Disclaimer**

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### Ground Floor

Approx. 64.5 sq. metres (693.9 sq. feet)

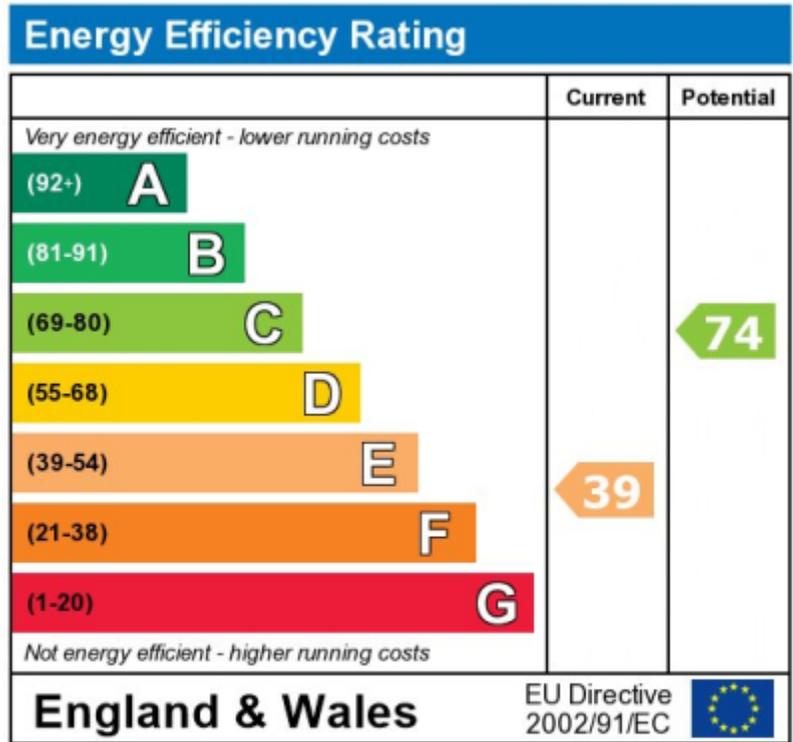


Total area: approx. 64.5 sq. metres (693.9 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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: ,



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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