



£525,000 Offers Over

Highlea, Polesgate, Pontesbury, Shrewsbury

Bungalow | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Prime Village Location
- Elevated Position on Pontesbury Hill with Panoramic Countryside Views
- Versatile Four-Bedroom Layout
- Tiered and Expansive Gardens
- Substantial Parking & Garage
- Self-Contained B&B Annexe
- Luxury Outdoor Living with Gazebo-covered Hot Tub & Summerhouse

Property Description

This expansive 4-bed bungalow blends light-filled modern living with versatility, currently a private residence & successful B&B. With its self-contained annexe & gardens that feel like a private park, Highlea offers a rare front-row seat to the ever-changing beauty of the Shropshire countryside.

Main Particulars

Perched majestically on the desirable slopes of Pontesbury Hill, this beautifully spacious and light-filled bungalow occupies an enviable, elevated position that offers a front-row seat to the shifting seasons and spectacular sunsets. Currently operating as a successful B&B, the property is incredibly versatile, seamlessly blending the warmth of a family home with the sophisticated independence of a self-contained guest wing. Whether you are seeking a multi-generational haven or a home that pays for itself, Highlea provides a rare opportunity to live within an Area of Outstanding Natural Beauty while remaining deeply connected to a vibrant, welcoming village community.

Porch | Welcome hall | Lounge | Kitchen/diner | Conservatory | Shower room | 4 Bedrooms (1 ensuite) | Versatile annexe | Garage

Shrewsbury 8 miles, Welshpool 17 miles, Telford 22 miles

The accommodation is exceptionally generous and thoughtfully arranged to maximise both privacy and social flow. The main residence features a welcoming porch and a central hallway that serves as the heart of the home, leading to a sprawling lounge with triple-aspect views, two bedrooms with bespoke fitted wardrobes, a modern family shower room, and a high-specification open-plan kitchen and dining area. This culinary hub opens into a bright conservatory, which in turn grants access to the wrap-around patio and a luxurious hot tub area. Connected via the kitchen-yet possessing its own private external entrance-is the self-contained annexe, comprising two further double bedrooms (one with a kitchenette) and a dedicated shower room. Externally, the property sits on an expansive plot that transitions from a Mediterranean-style wrap-around patio to a lush, tiered garden. The grounds are a horticulturalist's dream, featuring an 18-tree orchard, a nature pond, a summerhouse, and a raised vegetable garden, all supported by a detached garage and two separate driveways providing parking for at least four vehicles.

Stepping through the front door, the practical porch offers a dedicated space to shed the day's adventures before entering the spacious welcome hallway. From here, the home unfolds into the magnificent lounge, where three large windows act as living canvases for the panoramic views outside. Underfoot, plush carpet provides a cosy touch, while the log-burning stove stands ready to anchor the room in warmth during the winter months. The kitchen and dining area is equally impressive, defined by sleek cream gloss cabinetry, wood-effect worksurfaces, and a central island that invites morning coffee and conversation. Integrated appliances and an induction hob cater to the modern chef, while the adjoining conservatory extends the entertaining space, blurring the line between the stylish interior and the picturesque rear garden.

The sleeping quarters in the main house are designed for rest and organisation. Bedroom One is a voluminous double, featuring full-width fitted wardrobes and a central sink, with a side window that captures a stunning framed view of the local landscape. Bedroom Two offers extensive storage and access to a large airing cupboard. These rooms are served by a contemporary shower room, where a walk-in shower and a vanity sink with an illuminating mirror provide a spa-like feel. The annexe offers a seamless extension; its primary bedroom is equipped with a stainless steel sink and storage, making it a perfect kitchenette for guests or a long-term relative, while the dual-aspect windows fill the space with natural light.

The outdoor spaces at Highlea are designed for both production and relaxation. The wrap-around patio is an entertainer's dream, featuring a stone-walled boundary

and a hot tub nestled under a gazebo-the ultimate spot to watch the sun dip below the horizon. As you ascend the garden steps, the plot reveals its "Good Life" credentials. The orchard boasts 12 apple, 2 plum, and 4 pear trees, while the raised beds offer a taste of self-sufficiency. At the front, curved paved paths lead through mature borders to hidden seating areas and a greenhouse. The entire perimeter is securely fenced and gated, ensuring a private and safe sanctuary for children and pets alike.

Council Tax Band: E (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Local Area

Life in Pontesbury offers the quintessential Shropshire experience. The village itself maintains a rare and cherished community feel, with local butchers, bakers, and primary schools just a short distance away. For the outdoor enthusiast, the trails of Pontesbury Hill offer immediate access to world-class walking and cycling, where the air is clear and the views are endless.

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.

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Services

Mains gas, electric, water and drainage services are connected.





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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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