



£475,000 Guide Price

The Green, Pontesford Hill, Pontesbury, Shrewsbury

Barn Conversion | 4 Bedrooms | 2 Bathrooms

01743 213 511

*Grantham*  
ESTATES

[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)



# Step Inside

---

## Key Features

- Boutique Rural Development
- Seamless Indoor-Outdoor Flow
- Exclusive Location Next to Earls Hill Nature Reserve
- Remaining 9-year Warranty for Peace of Mind
- Ground-Floor Master Suite
- High-Specification Kitchen and Bathrooms
- Off-Street Parking and EV Charging Point
- Wrap-Around Garden with Views over the Adjacent Nature Reserve
- Stunning 4 Double Bedroom Barn Conversion

## Property Description

Nestled at the foot of Earls Hill, this exquisite 4-bed barn conversion seamlessly blends reclaimed stone with contemporary luxury. From the log-burning stove to the sun-drenched kitchen with bi-fold doors, every detail invites the outside in. Experience a serene, rural lifestyle in Pontesbury.

## Main Particulars

As you approach this property, nestled within an exclusive boutique development, the striking exterior creates an immediate and lasting impression. Striking panels of reclaimed stone are seamlessly integrated within the red-brick façade, hinting at the property's heritage and the exceptional quality within. Step through the glazed front door into an inviting entrance hall, which provides a sense of light and space while offering access to the various ground-floor rooms and a stylish guest cloakroom.

To the right of the hall lies the spectacular heart of the home: the open-plan kitchen and dining room. This magnificent, sun-drenched space is defined by an expansive run of floor-to-ceiling bi-fold doors that open onto the private garden. The room features elegant porcelain tiled floors and a high-specification kitchen centred around a substantial island with sleek quartz countertops and an integrated wine cooler. White Shaker-style cabinetry is complemented by a classic Belfast sink and stylish grey subway tiling. Located conveniently off the kitchen is a practical utility room, featuring a stainless steel sink and dedicated space and plumbing for both a washing machine and tumble dryer.

To the left of the hall is the expansive lounge, a truly inviting retreat. The room centres around a magnificent feature fireplace with a stone-cladded hearth housing a black log-burning stove, creating a wonderful focal point for cosy evenings. Twin glazed doors open directly onto the garden, beautifully connecting the interior to the outside. Wide-plank oak flooring runs throughout, complemented by contemporary track lighting, creating a space that feels both voluminous and modern.

The master suite is a luxurious ground-floor sanctuary, offering a peaceful retreat with a large window overlooking the courtyard garden and up toward the nature reserve. This generous double bedroom provides ample space for freestanding furniture and leads to a private, high-specification en-suite. The master en-suite is finished to an impeccable standard, featuring both a panelled bath for relaxation and a separate corner shower cubicle, alongside a wash basin and WC.

Ascend the staircase to the first-floor landing, which leads to three further well-proportioned bedrooms. Each of these rooms offers a comfortable and airy atmosphere, designed to maximise the light and the stunning rural backdrop. These bedrooms are served by a modern family shower room, featuring a large walk-in shower, a wash basin set within a contemporary vanity unit, and a WC, all finished with elegant tiling.

The outside of the property is just as impressive as the interior. To the front, the home offers ample brick-paved parking for several vehicles and includes a modern, wall-mounted EV charging point, with additional parking a few steps away. The home is enveloped by a wrap-around garden with exceptional views toward the nature reserve, providing a secluded sanctuary. This outdoor space features a substantial sandstone patio area ideal for alfresco dining and a tidy lawn bordered by charming gravel beds. With the reassurance of a 9-year warranty and a location that balances rural tranquillity with village convenience, this barn conversion is a truly exceptional offering.

Council Tax Band: E (Shropshire Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

### **Services**

Central Heating, Mains Water, Gas, Electric. Septic tank (conforming to current regulations). Underfloor heating to ground floor.

### **Local Area**

Perched at the base of the iconic Earls Hill in the charming hamlet of Pontesford, this home offers a lifestyle defined by breath-taking natural beauty and seamless village convenience. Step directly from your front door onto the sun-drenched trails of a renowned nature reserve, where panoramic views of the Shropshire hills become your daily backdrop. While the setting is one of absolute rural tranquillity, you remain perfectly positioned just moments from the award-winning amenities of Pontesbury-including its artisan butcher, friendly local pubs, and highly-regarded schools-offering a rare sanctuary where the wild outdoors and a vibrant community are in perfect harmony.

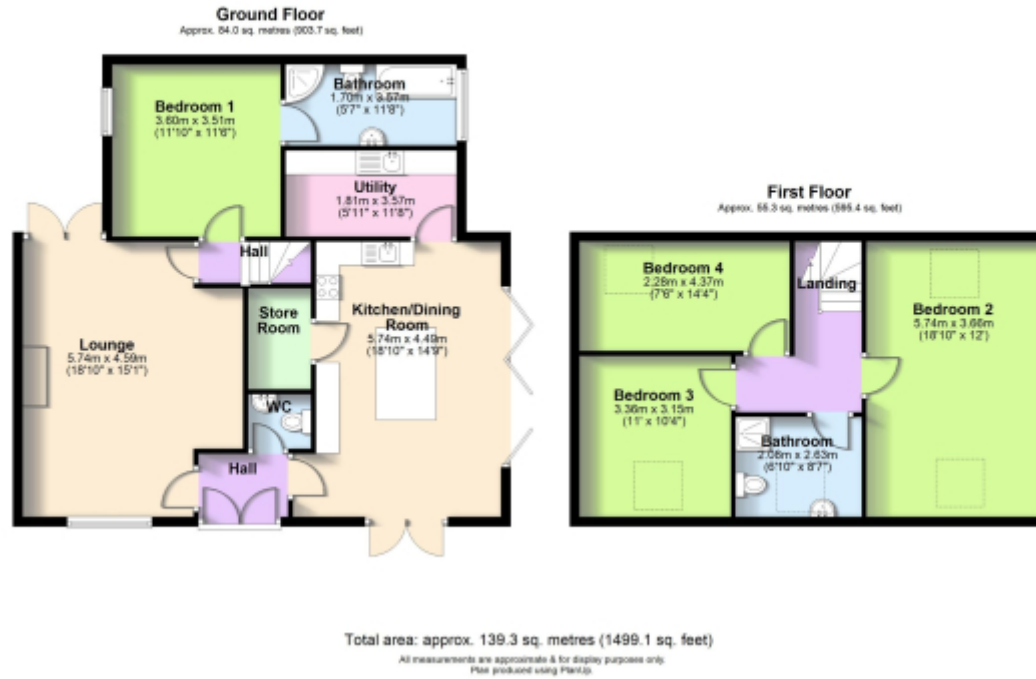
### **Important Notice**

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.

### **Money Laundering**

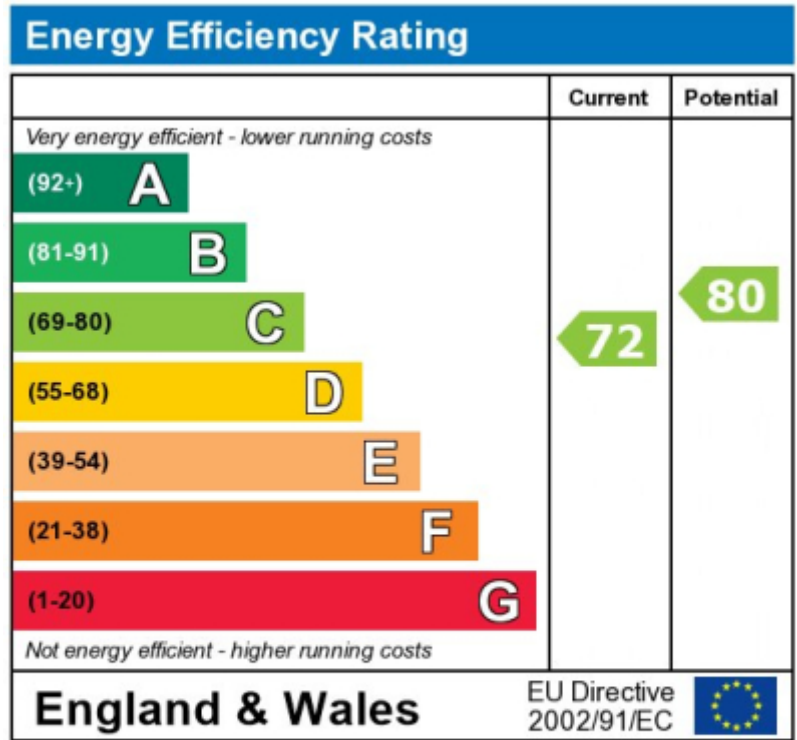
As required by the 2007 Money Laundering Regulations, Grantham's Estates is legally obligated to verify the identity of all clients, including prospective property buyers. This verification is conducted electronically and will not impact your credit history. While the information you provide may be checked against various databases, this is not a credit check. Should your offer on a property be accepted (subject to contract), you agree to Grantham's Estates, acting as the seller's agent, completing this verification. A non-refundable fee of £50 + VAT (£60 total) per property transaction will be payable for this service. Grantham's Estates will retain a record of the search.





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

Telephone: 01743 213 511



[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)