



SAMUEL WOOD

Bordars Croft Pontesford Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0UH

Offers Over £400,000



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Pontesbury, Shrewsbury, Shropshire, SY5 0UH



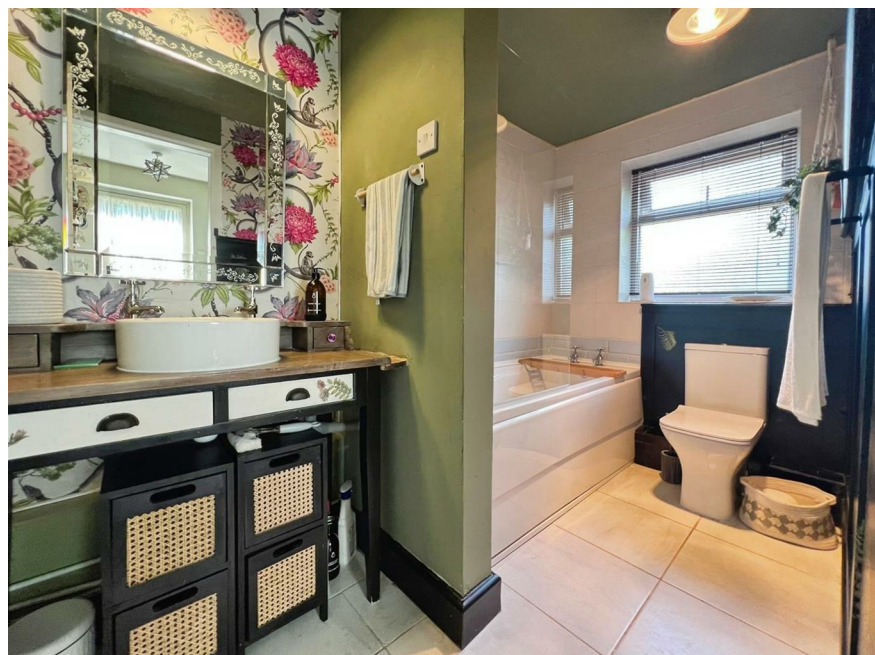
- Beautifully Presented Period Cottage
- Open Plan Kitchen Dining Room
- Cosy Sitting Room With Feature Fireplace
- Excellent Rural Views
- Electric Heating
- Grade II Listed
- Contemporary Bathroom
- Two Double Bedrooms
- Extensive Plot, Driveway & Attractive Gardens
- New Roof

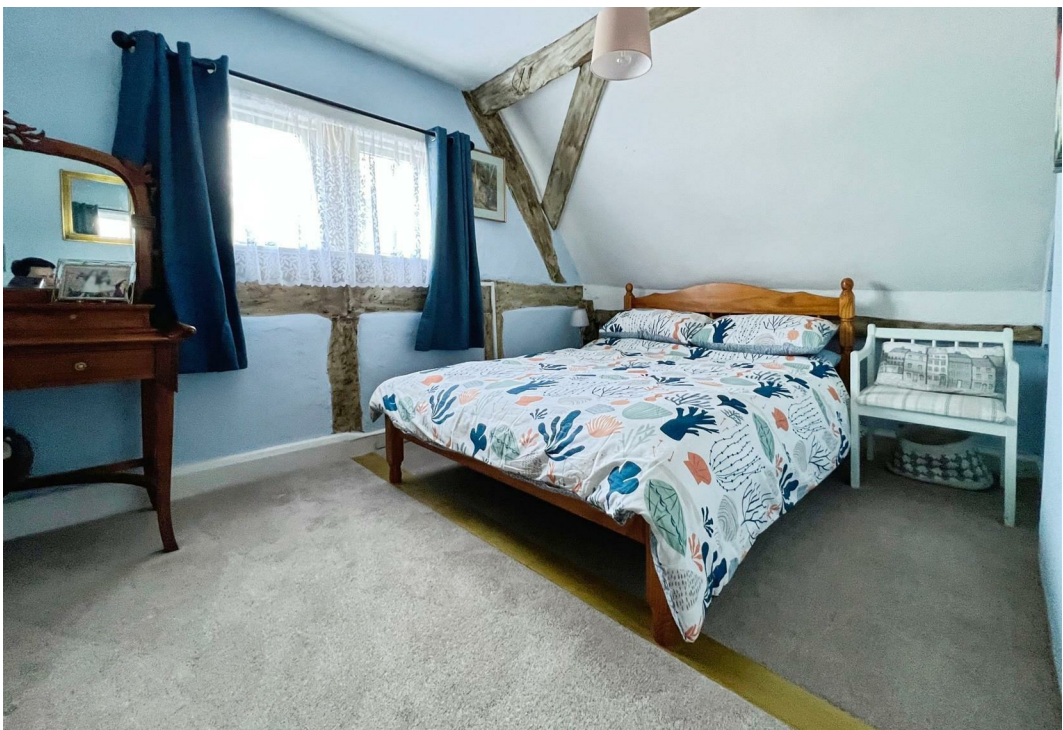
Samuel Wood is delighted to offer for sale this beautifully presented period cottage nestled on the idyllic Pontesford Hill, Pontesbury. The Grade II listed property has been renovated to provide contemporary yet characterful living complemented by an attractive nearly acre large plot, private driveway, excellent rural views and ample storage. Viewing is highly recommended by the selling agent.

Bordars Croft, Pontesford Hill, Pontesbury is a beautifully renovated Grade II listed detached two-bedroom 16th century cottage, blending period charm with modern comforts throughout. The ground floor opens into a welcoming entrance hall providing access to useful storage space, a small utility room, and a stylishly refitted bathroom. The heart of the home is the impressive open plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining, which flows seamlessly into the cosy living room featuring a character fireplace, fresh decoration, and newly fitted carpets. In addition, there is a separate external storage room adjacent to the living room, offering excellent additional storage and exciting potential for future conversion.

Upstairs, the cottage continues to impress with two well-proportioned double bedrooms full of character and natural light. The spacious principal bedroom benefits from dual aspect windows, allowing stunning rural views and an abundance of daylight to fill the room. A separate walk-in wardrobe area, accessed conveniently from the landing, provides further practicality and storage while maintaining the cottage's charming layout and period appeal.

Externally, Bordars Croft enjoys an idyllic setting within almost an acre of landscaped gardens and grounds, perfectly positioned to take advantage of the surrounding countryside views. The property benefits from a generous three-car driveway, well-maintained patio seating areas ideal for outdoor dining and relaxation, and extensive mature gardens offering privacy and tranquillity. Combining historic character, modern renovation, ample storage, and exceptional outdoor space, this unique cottage presents a rare opportunity to enjoy peaceful rural living in a highly desirable location.







Directions

The what3words address for Bordars Croft on Pontesford Hill (SY5 0UH) is applied.gobbling.emerge

Services: We understand that the property has mains electric heating, mains electricity, mains water and private drainage (new sewage treatment plant).

Broadband Speed: Basic 22Mbps & Ultrafast 1800Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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