



SAMUEL WOOD

8 The Green, Pontesford Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0UL

Offers Over £450,000



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- Four Double Bedroom Barn Conversion
- Open Plan Kitchen Dining
- Wrap Around Garden Views
- Additional Private Driveway
- Close To Hills and Trails - Ideal Potential for Holiday Let
- Ground Floor Bedroom Suite
- Lounge with Log Burner
- Parking and EV Charger
- Village Location with Amenities
- EPC Rating C

Tucked within a small, exclusive development on the edge of Pontesbury, this high-spec four-bedroom barn conversion offers a blend of countryside living and everyday convenience. With open views towards Earl's Hill Nature Reserve, the setting is ideal for those who enjoy walking, nature and outdoor pursuits, while still being within a few minutes walk of village amenities and well-regarded schools and well suited to families, those looking to downsize or people who are seeking income potential via short term lets. The layout has been carefully designed to suit modern living, including a ground-floor bedroom suite for flexibility. Generous glazing and bi-fold doors create a strong connection to the surrounding landscape, while the wrap-around garden enhances the sense of space. A practical yet stylish home in a sought-after rural location approx 15 minutes drive to Shrewsbury town centre with its schools, colleges and train station. Our client can sell with no upward chain if required. The property benefits from 9 years remaining on the conversion warranty.

The property opens into a bright entrance hall with access to a cloakroom, leading through to a spacious open-plan kitchen and dining area. This is the main living space, fitted with Shaker-style units, quartz worktops, integrated appliances, and a central island with wine cooler, a large walk-in cupboard/pantry and Bi-fold doors opening onto the garden, bringing in plenty of natural light. A separate utility room sits just off the kitchen. Across the hall, the lounge provides a more relaxed setting, centred around a log-burning stove with stone hearth and direct access outside.

A key feature is the ground-floor main bedroom suite, offering a generous double room with garden views and an en-suite bathroom with both bath and separate shower. Upstairs are three further bedrooms, all well-proportioned, along with a modern family shower room.

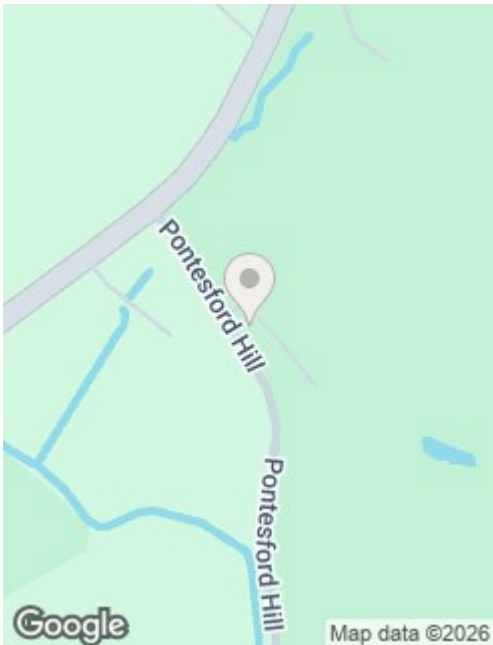
Outside, the wrap-around garden includes a sandstone patio and lawn, positioned to take advantage of the open outlook. Parking is provided directly outside with an EV charging point, plus a separate driveway with space for two additional vehicles.

Set at the foot of Earl's Hill Nature Reserve in the small hamlet of Pontesford, the location offers direct access to open countryside and well-known walking routes across the Shropshire Hills. The surrounding area is popular for its scenery and outdoor lifestyle, with trails and viewpoints close by.

Despite its rural feel, the property is just a short distance from Pontesbury, which provides a good range of everyday amenities including shops, pubs and schools. Shrewsbury is around a 15-minute drive away, offering a wider selection of shopping, dining and leisure facilities, along with well-regarded schools and colleges. There is also a regular bus service within walking distance, making the area accessible as well as scenic.







Directions

What3 words: [///tungsten.merge.grazed](https://tungsten.merge.grazed)

Services: We understand that the property has mains gas, mains electricity, mains water and private drainage (septic tank). There is underfloor heating to the ground floor.

Broadband Speed: Basic 3 Mbps, Superfast 31 Mbps & Ultrafast 1800 Mbps
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: E

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

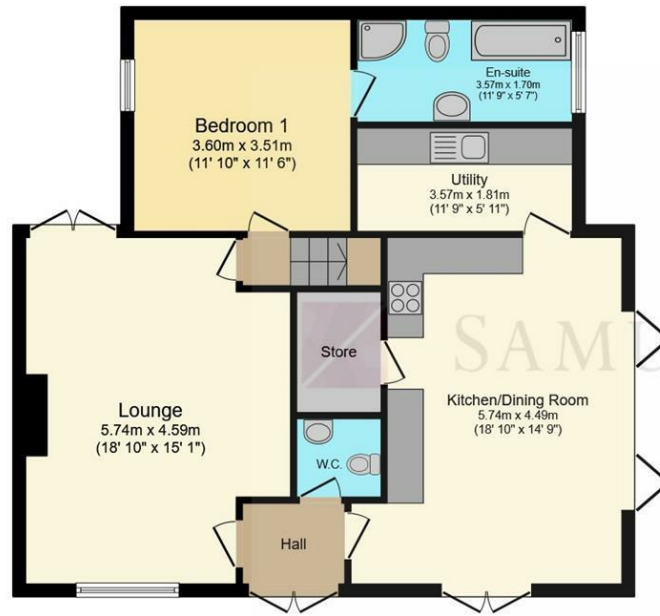
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.

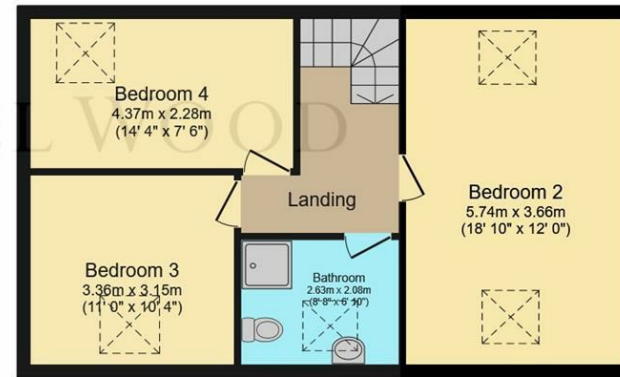




Floor Plans



Ground Floor
Floor area 84.0 sq.m. (903 sq.ft.)



First Floor
Floor area 56.3 sq.m. (595 sq.ft.)

Total floor area: 139.3 sq.m. (1,499 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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