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**The Old Rectory, Shawbury Lane, Coleshill,
Birmingham, Warwickshire, B46 2LA**





The Old Rectory represents a rare opportunity to acquire a substantial Grade 2 listed building dating from the 14th Century and the Post Medieval period and one of the oldest buildings to remain in the pretty village of Shustoke. The birthplace of Sir William Dugdale, this highly individual property has been sympathetically extended and refined yet retains its immense original character and charm. Internally, the accommodation is defined by a wealth of exposed beams and open fireplaces with inglenooks, requiring inspection to appreciate the full extent of the accommodation which is surprisingly spacious and steeped in history.

Cruck built with timber frame and sandstone plinths and rendered walls, this beautiful chocolate box property stands well back from the roadway with sweeping shared cobble stone driveway approach. The rear gardens are generous extending to approximately .75 acre with views towards open countryside, lawns, mature shrubs and trees. A large duck pond provides a haven for wildlife and is a particular feature of the gardens with excellent potential parking space to the side. Shustoke village is a desirable and charming village in North Warwickshire situated within 2.5 miles of Coleshill which provides a comprehensive range of shops, pubs and restaurants. Although rural in feel, the property remains easily accessible to Birmingham International Airport, the NEC and major motorway links of the M42 and M6. Local schools include Shustoke Juniors and Infants and Colehill High School.

The accommodation briefly comprises the following; Enclosed porch entrance door with side panels leading to, reception/snug, a cosy room having window to front, Welsh slate floor, feature period inset beams, large multi fuel log burner fire with side display plinths, exposed timber beam ceiling and a wealth of wall beams, feature centre solid wood and brass open tread staircase and solid communicating door opening to a comfortable sitting room with a wealth of exposed beams, small paned bay window to front, open fireplace forms a focal point with raised hearth and window to side. A splendid bar with exposed beams access to the side with a cellar below accessed via a winched door. From the snug period communicating doors open to the principal lounge again complemented by exposed beams with substantial inglenook, open fire grate with beaten copper canopy over, quarry hearth and Cotswold stone surround, window to front and double casement doors with bull's-eye inserts and window open to a formal dining/games room. Dual aspect windows enjoy open outlook over the rear gardens with feature natural stone and solid wood fireplace surround with inset black lead antique fire grate. An outer lobby provides access to the boiler room/gardeners cloakroom with windows to side, substantial floor mounted oil fired central heating boiler, WC and hand wash basin. A solid oak door opens to a useful utility/boot room area providing access to the rear gardens.

The kitchen is functional with terrazzo flooring, stainless steel commercial style worksurfaces with inset twin well sink unit, a five ring gas hob and DeLonghi double oven with ample space for a farmhouse dining table, period exposed beams, useful built in pantry cupboard and window overlooking the rear garden. A further reception room represents the oldest room in this unique of the room. The room is further enhanced by rustic herringbone brick inset and a wealth of exposed beams. On the first floor, an open tread staircase with handrail leads to a heavily beamed landing and four bedrooms. Bedroom one, a pretty room with beams and inset rustic herringbone brickwork, window to side and steps down to a compact bathroom ensuite. Bedroom two, a double room heavily beamed with a high ceiling, window to front and steps down to a bathroom ensuite. Bedroom three. Compact single room with window to front and exposed beams. Bedroom four, a good size double room with high ceilings, window to side and compact bathroom ensuite. The principal bathroom is generously proportioned and has been upgraded to afford a corner whirlpool style bath with hand held mixer tap shower, double shower cubicle with sliding glass shower doors, modern ceramic tiling, bidet, WC, pedestal wash basin and an original and black lead decorative gas fire forming a display focal point, additional ceramic wall tiling and exposed beams communicating door opening to, Bedroom five, a spacious room with full length built-in oak wardrobes with small paned doors with bull's-eye inset, windows enjoying glorious outlook over rolling countryside and the rear gardens and access to landing.

Outside. The property is set well back from the roadway behind privately owned barns and sweeping communal in and out driveway. There is parking immediately to the fore with potential for comprehensive parking to the side of the property. The rear garden are glorious with excellent open views towards the stunning adjacent countryside. Extensively laid to lawn, a large water feature provides an abundance of habit for an array of wildlife.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Map Location





- Entrance Porch
- Living Room 16' 9" x 17' 5" (5.10m x 5.30m)
- Sitting Room 16' 7" x 22' 5" (5.05m x 6.83m)
- Dining Room 19' 7" x 16' 9" (5.96m x 5.10m)
- Laundry Room
- Hall
- Kitchen 16' 11" x 12' 11" (5.15m x 3.93m)
- Snug 15' 7" x 17' 4" (4.75m x 5.28m)
- Family Room 14' 11" x 21' 2" (4.54m x 6.45m)
- Drinkery
- Bathroom
- Cellar
- Landing
- Bedroom One 13' 4" x 16' 0" (4.06m x 4.87m)
- Ensuite
- Bedroom Two 15' 6" x 20' 3" (4.72m x 6.17m)
- En-suite
- Bedroom Three 10' 4" x 13' 10" (3.15m x 4.21m)
- Ensuite
- Bedroom Four 8' 1" x 10' 6" (2.46m x 3.20m)
- Ensuite
- Bedroom Five 7' 7" x 12' 11" (2.31m x 3.93m)