



Brookside Cottage  
Main Street | Shawell | Lutterworth | Leicestershire | LE17 6AG

# BROOKSIDE COTTAGE



*A beautifully situated and much improved period home, situated in a quiet village location with over a third of an acre of wonderfully maintained private gardens and over 2,700 sq. ft of flexible accommodation.*







# KEY FEATURES

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Brookside Cottage occupies a pleasant position in the South Leicestershire village of Shawell and with its origins dating back to the 17th Century it offers a wealth of charm and character. The present owners have improved the home dramatically during their tenure, including the replacement of all the windows, a new oil fired central heating boiler, the significant improvement of the excellent garden room and some amazing landscaping in the picturesque rear gardens. The property offers the benefit of 4 double bedrooms, serviced by 3 bathrooms and accessed via a well lit landing area with lantern roof. The ground floor has a large and welcoming entrance hall with study area, there's an impressive sitting room with beamed ceiling, log burner, and fine views towards the brook and neighbouring Manor House. Conveniently, there is a large utility room and boot room and cloakroom off the hall, whilst the house has a perfect entertaining zone with large dining room with exposed timbers, neighbouring the breakfast kitchen which is fitted with range of bespoke shaker style units, with Oak work surface, island unit and range of built in appliances. An extra reception room offers further versatility and is currently used as a gym facility, whilst on the first floor the stunning garden room perfectly connects the house to the attractive outside terrace.















# SELLER INSIGHT

“Brookside Cottage is a very pretty property dating back to 1604. We're located in a great position in the village and we really love the scenic views over the brook to the front of the property. It's the best of both worlds here as we enjoy a rural lifestyle coupled with good access to the motorway network and amenities in the surrounding area,” say the owners.

“The property was in a bad way when we purchased it and we knew that there was a lot of work to do. The conservatory roof had decayed and was exposed to the elements, so that's been completely replaced as have the windows and doors. We could push a pencil through some of the frames! The ancient boiler was rusty and ineffective, so we replaced that with a brand new and much more efficient system, including a pressurised water tank.”

“Shawell is a quiet little village with only around 30 houses but it's also very sociable. The local pub is the focal point of village life and we often meet up there or in someone's home (pre COVID restrictions). There's no pressure to join in though; you can be as private or involved as much as you like. We step out of our front door and within minutes we're on the public bridlepath walking through the fields and it's just as easy to access the nearby motorway network and transport links.”

“We're surrounded by woodland and often see various wildlife and birds in the garden. It's a bird enthusiasts dream! It's a very natural space with wonderful views and it's perfect for relaxing and entertaining. The patio is covered by the biggest wisteria that you've ever seen and it's the perfect spot to sit and listen to the sound of the trickling water in the pond. Solar powered lights illuminate the garden when the sun goes down and transforms it into a magical and enchanting haven.”

“We enjoy spending time in the conservatory as the glass panels give us an uninterrupted view of the garden. It's a peaceful chill zone where we sit and watch the world go by; who needs a television when you have squirrels and rabbits to look at? The living room is another lovely space where we tend to hibernate in front of the log burner in the winter. Just close the curtains, light the fire, pop a film on and relax in the warmth and cosiness.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





































# OUTSIDE

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Brookside Cottage has some fine internal features, and its gardens are a stunning addition to this delightful home. The house offers plenty of off road parking to the front with a double garage and driveway for 4 cars, whilst the third of an acre plot, affords some delightful privacy, with its variety of trees. The shaped lawns slope gently upwards, providing excellent views of the rear elevation and the village. The sellers have created a real oasis of calm with landscaped pond with water feature and a large terrace with a trained Wisteria providing a welcome shaded retreat in the summer months.







## LOCATION

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The property is located in Shawell, a conservation village surrounded by picturesque Leicestershire countryside. Transport links are excellent, with easy accessibility from both M1 (Junction 19) and M6 motorways, A5 and A14. Rail links are available from Rugby (London Euston 46 minutes) and Market Harborough. The attractive market towns of Lutterworth (3 miles) and Rugby (6 miles) offer high street and supermarket shopping, schools and community facilities. The historic village of Shawell has a highly reputable gastro pub, The White Swan. There is a primary school in the neighbouring village of Swinford (Ofsted: Good), and senior schooling at Lutterworth High School and Grammar School. There is an excellent choice of private and state schools nearby including Rugby School, Rugby High School for girls, Lawrence Sheriff, Princethorpe and Bilton Grange.







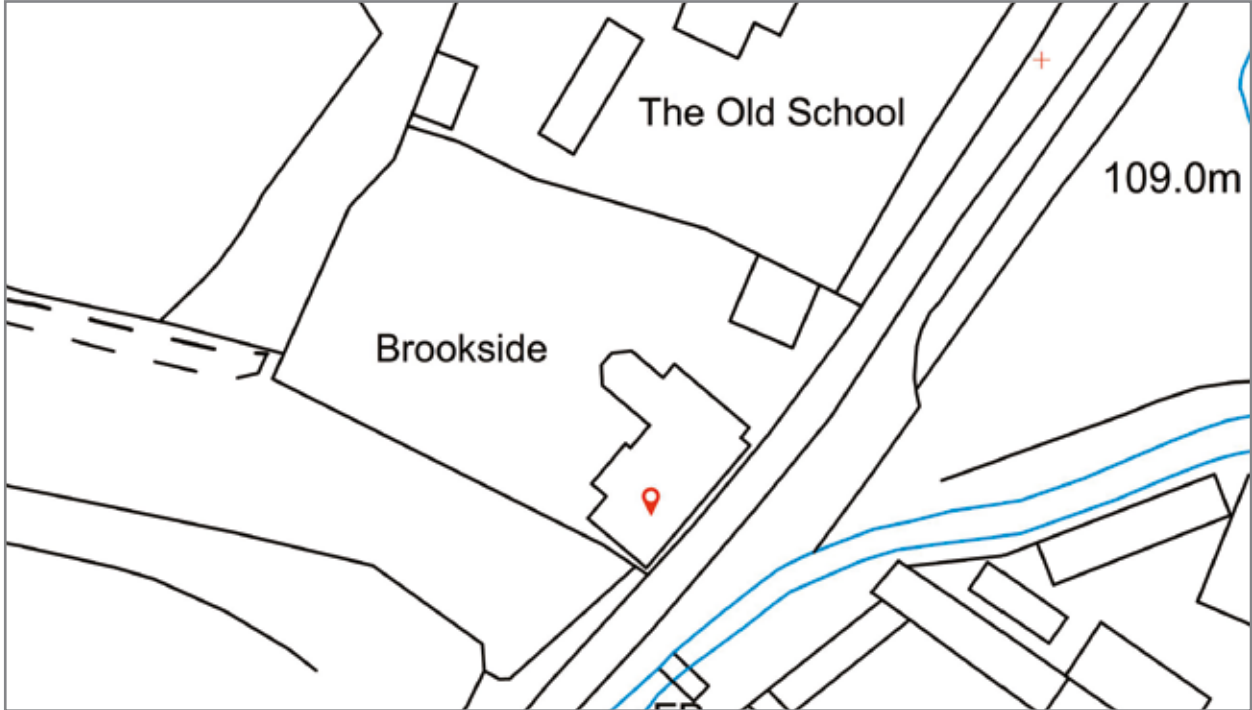
# INFORMATION

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Services  
Mains water, oil fired heating, broadband and electricity are connected

Local Authority,  
Harborough District Council.  
Telephone (01858) 828282 .  
Council Tax Band 'G'.

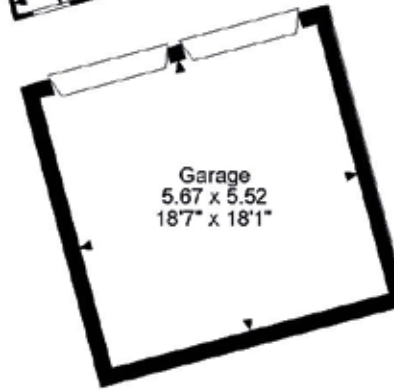
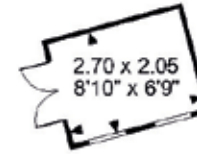
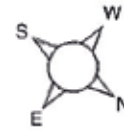
Viewing Arrangements.  
Strictly via the sellers sole agent - Sam Funnell - Branch Partner on  
07714 515 484





**Brookside Cottage, Main Street, Shawell, Lutterworth**

Approximate Gross Internal Area  
 Main House = 2749 Sq Ft/255 Sq M  
 Garage = 337 Sq Ft/31 Sq M  
 Outbuilding = 60 Sq Ft/6 Sq M



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 - 100 (A)		
91 - 81 (B)		
80 - 65 (C)		
55 - 44 (D)		
39 - 34 (E)		
21 - 16 (F)		
13 - 10 (G)		
Not energy efficient - higher running costs		
		77
	58	
England & Wales	EU Directive 2002/91/EC	







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



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## SAM FUNNELL

BRANCH PARTNER

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY  
FOUNDATION

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