



Dewar House  
Main Street | Shawell | Leicestershire | LE17 6AG

# DEWAR HOUSE

*Dewar House is a stunning detached timber-framed residence, offering spacious and versatile family living across three floors. Nestled in the heart of a tranquil Leicestershire village, it boasts exquisite gardens of around half an acre, blending character charm with modern comfort.*



# KEY FEATURES

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## Accommodation summary

Welcome to this exquisite residence, where character and contemporary comfort blend seamlessly to create a truly exceptional home. This beautifully presented property offers generous accommodation across three floors, featuring elegant reception spaces, a stunning kitchen, and flexible living areas, all set within a delightful garden setting.

## Ground Floor

Stepping through the impressive double oak doors, you are greeted by a bright and inviting entrance hallway, where French doors frame a picturesque view of the garden. From here, a welcoming reception hall leads through to the principal living areas.

The sitting room is a wonderfully atmospheric space, where exposed brickwork and an impressive cast-iron wood-burning stove take centre stage, complemented by characterful ceiling and floor timbers. Three sets of glazed French doors flood the room with natural light and provide effortless access to the garden.

The formal dining room, accessed via double doors from the hallway, is the perfect setting for entertaining, with French doors opening out to the garden, enhancing the sense of space and light.

At the heart of the home, the kitchen/breakfast room is a magnificent space, thoughtfully designed for both culinary enthusiasts and relaxed family gatherings. Sleek white high-gloss cabinetry is beautifully offset by granite worktops, while a central island offers additional workspace and storage. A six-ring gas hob, double stainless-steel oven, and space for an American fridge/freezer ensure practicality, while exposed ceiling beams and tiled flooring add to the character. A stable door leads directly to the outside, further enhancing the connection to the garden.

Beyond the main accommodation, a superb self-contained living space offers versatility, currently comprising a utility room, wet room, and an inviting mezzanine level—perfect as a guest suite, home office, or an independent space for a teenager.











# SELLER INSIGHT

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*Stepping through the doors of this exceptional home, one is immediately struck by its unique blend of character and modern convenience. A home that exudes warmth and personality, yet provides all the practicalities of contemporary living, it offers an abundance of space—generous yet intimate, with carefully designed areas that allow a growing family to enjoy both togetherness and privacy in equal measure.*

*Every window frames a view of the garden or the lush greenery beyond, inviting natural light to flood the interiors and enhancing the sense of tranquillity that defines this home. The setting is equally remarkable—peaceful and private, yet with excellent connectivity to the M6 and M1, making it ideal for commuters. The area is enriched with outstanding schooling options, including public, private, and grammar schools, ensuring an excellent education for growing families.*

*A particular highlight is the enchanting garden, a true sanctuary where nature unfolds its beauty throughout the seasons. Mature trees, roses, shrubs, and hedgerows create an ever-changing tapestry of colour and texture, visible from various vantage points within the house. Lovingly maintained and enhanced, the garden provides multiple areas to relax, entertain, and explore. Additionally, the recent acquisition of an extra parcel of land presents opportunities for expansion—be it an extended garden, a private allotment, or another creative use to suit the new owner's needs.*

*Inside, the home's thoughtful design and exquisite details shine through. The heart of the home is undoubtedly the kitchen—a true 'party kitchen' where culinary creativity and conversation flow effortlessly. The living room, with its impressive proportions, is the perfect retreat on cooler evenings, where the glow of the Charnwood Island III wood burner creates an inviting and cosy atmosphere.*

*The master suite is a sanctuary in itself, boasting a vaulted ceiling and exposed beams that enhance its spaciousness and charm. A recently upgraded en-suite, featuring underfloor heating, ensures the utmost comfort. The mezzanine level provides a versatile space, ideal for teenagers seeking independence while remaining connected to the family hub. The additional loft bedroom, complete with new heating and an upgraded en-suite, offers a private haven—perfect for a growing family or visiting guests.*

*This home is as functional as it is beautiful. Recent renovations include the transformation of the utility and boot room, where bespoke cabinetry and limestone flooring blend practicality with elegance. The bathrooms have been thoughtfully redesigned, with a wet room providing an ideal solution for muddy football boots before they make their way through the house. Meanwhile, the main bathroom has been curated as an 'oasis of calm', with a natural stone freestanding bath as its centrepiece.*

*Beyond the walls of this home lies a welcoming and friendly community. The village plays host to various social events and fêtes throughout the year, offering a wonderful opportunity to become part of its vibrant fabric. Neighbours are both considerate and kind—always ready with a helping hand, whether it's taking in parcels, assisting with bins, or simply stopping for a friendly chat. The active community Facebook group ensures that everyone stays connected and informed.*

*For those who cherish the great outdoors, this location is truly special. Picturesque public footpaths surround the area, offering idyllic walks where the sounds of birdsong accompany each step. Muntjac deer, foxes, and badgers are regular visitors, adding to the sense of living in harmony with nature. A selection of charming country pubs, a walkable farm shop in Catthorpe, and a delightful café in Cotesbach provide perfect spots for leisurely outings.*

*A home designed for both grand entertaining and everyday family living, it has played host to many memorable gatherings, from lively celebrations to intimate Christmas get-togethers with friends and neighbours. The open-plan layout allows for seamless movement between spaces, yet the ability to create more intimate zones ensures a cosy, welcoming atmosphere when desired. The summer house, with its new roof and insulation, has become a favourite retreat—whether for a game of darts or a peaceful moment with a book.*

*Practicality has been carefully considered, with extensive storage solutions ensuring that everything has its place. The heating system has been upgraded for maximum efficiency, including underfloor heating and thermostatic zone controls throughout. A well-equipped gym area and ample space for home offices allow for an effortless blend of work and lifestyle needs.*

*For the next custodian of this extraordinary home, the advice is simple: embrace the surroundings, sit in the garden with a coffee in hand, listen to the birds, and revel in the perfect balance of tranquillity and connectivity. This is more than a house; it is a home designed to be truly lived in and loved.\**

\* 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.





### First Floor

The gallery landing leads to three generously proportioned bedrooms, each thoughtfully designed for comfort and style. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom with contemporary finishes, while the remaining bedrooms feature ample storage and delightful views of the surrounding gardens. A family bathroom, complete with a shower-over-bath and stylish tiling, serves the additional bedrooms.









## Outside

The property is accessed via elegant cast-iron gates, leading to a charming, covered entrance and a spacious block-paved driveway, providing ample off-road parking. A further gravel area to the side offers additional space and access to the beautifully landscaped rear garden.

At the heart of the outdoor space lies a tranquil gravel terrace, complete with an ornamental garden pond—a serene setting for al fresco dining. Retained by charming original wooden lock gates, steps lead up to a superb lawned garden, enclosed by mature trees and natural borders, including a variety of fruit trees that enhance the sense of seclusion.

For those who enjoy outdoor entertaining, a covered seating area provides the perfect spot for gatherings, while a delightful summerhouse, currently used as a games room, offers a host of possibilities—whether as a home office, gym, art studio, or peaceful retreat.

This outstanding home offers a rare blend of charm, space, and modern comfort, all set within a picturesque setting—perfect for those seeking an elegant countryside lifestyle.







# LOCATION

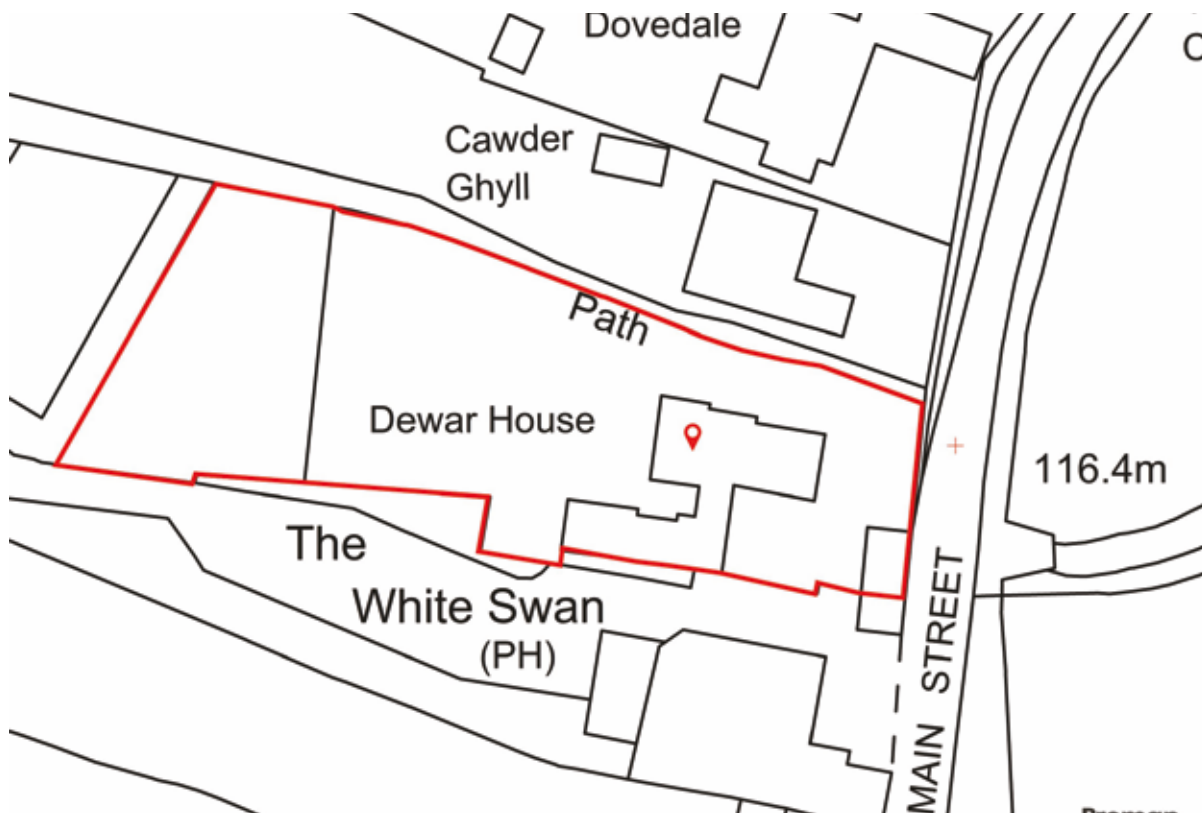
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Nestled in the picturesque Leicestershire countryside, the charming conservation village of Shawell offers an idyllic setting for refined country living. Surrounded by rolling landscapes, this sought-after location seamlessly blends rural tranquillity with superb connectivity. Excellent transport links via the M1, M6, A5, and A14 provide easy access to major destinations, while nearby rail services from Rugby and Market Harborough connect to London Euston in just 46 minutes.

The nearby market towns of Lutterworth and Rugby offer a wealth of amenities, including high street shopping, supermarkets, and community facilities. Families are well catered for with exceptional schooling options, including Lutterworth High School, Lawrence Sheriff, Rugby High Grammar School, as well as renowned independent schools such as Rugby School, Rugby High, Lawrence Sheriff, Princethorpe, and Bilton Grange.

A truly desirable location, Shawell offers a perfect balance of countryside charm and modern convenience, making it an exceptional place to call home.





# INFORMATION

## Services, Utilities & Property Information

Utilities – Include Water Supply, Sewerage, LPG Gas Heating, Electricity Supply,

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps.

Tenure - Freehold

Directions – Postcode: LE17 6AG / what3words: ///straws.station.stag

Local Authority – Harborough District Council

Council Tax Band – G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 0777 337 2667

## Website

For more information visit F&C Microsite Address Estate Agents in Rugby | Fine & Country

## Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 D
39-54	E		
21-38	F		
1-20	G		



# FINE & COUNTRY

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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.



**GRAHAM LEE**  
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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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