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Main Street, Shawell
Guide Price £375,000

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Main Street, Shawell, Lutterworth

Nestled on the charming Main Street in Shawell, Lutterworth, this semi-detached Grade II listed property offers a unique opportunity for those with a passion for history and renovation. Dating back to the 1500-1600s, this house is steeped in character and period features, making it a rare find for discerning buyers. The property comprises one inviting reception room, perfect for entertaining or relaxing, alongside two well-proportioned bedrooms that provide a comfortable retreat. The bathroom, while functional, presents an opportunity for modernisation to suit your personal taste. Additionally, the house boasts a cellar, offering ample storage or potential for further development. Set within a generous 1.25-acre pony paddock, the property includes three stables, making it an ideal choice for equestrian enthusiasts or those seeking a tranquil rural lifestyle. The expansive outdoor space provides endless possibilities for gardening, recreation, or simply enjoying the serene countryside views. While the property is in need of refurbishment, it presents a blank canvas for those looking to create their dream home. With its historical significance and potential for transformation, this semi-detached house is a remarkable opportunity for buyers who appreciate the charm of a bygone era combined with the promise of modern living. Don't miss your chance to own a piece of history in the picturesque village of Shawell.

Entrance

Entrance lobby with coal house and W/C.

Kitchen 16'0" max x 11'5" (4.9m max x 3.5m)

Rayburn solid fuel cooker and heating and a range of timber-fronted units.

Pantry

Living Room 16'4" x 17'0" (5.0m x 5.2m)

Feature fireplace and french doors to garden

Cellar 16'8" x 16'4" (5.1m x 5.0m)

Bedroom One 12'5" x 16'8" (3.8m x 5.1m)

Bedroom Two 17'0" x 8'10" (5.2m x 2.7m)



Bathroom

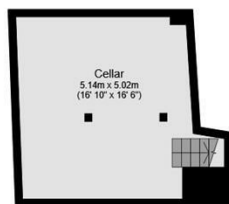
Attic Room 17'4" x 12'1" (5.3m x 3.7m)

Garden, paddock and stables

Large garden with a 1.25-acre pony paddock. Three stables and store.

Shared driveway

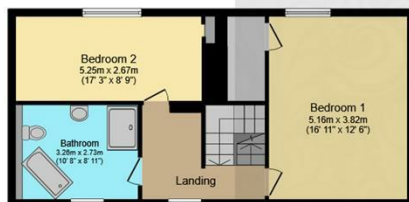




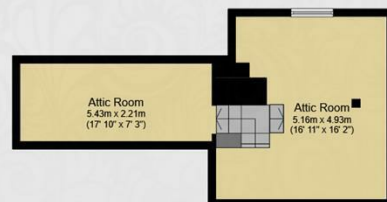
Cellar



Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

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