



Dovehouse Farm  
Shawbury Lane | Shustoke | Coleshill | West Midlands | B46 2RR

# DOVEHOUSE FARM

*Dovehouse Farm offers a rare chance to acquire four charming properties: a historic main house and three delightful cottages, all set within stunning grounds in a peaceful, idyllic rural setting, combining character & versatility.*



Set behind a striking medieval-style archway, Dovehouse Farm reveals itself within an enchanting brick-paved courtyard, accompanied by three beautifully restored adjoining cottages. This exceptional Grade II listed estate, dating from circa 1350 with significant additions in the 15th and 17th centuries, offers a rare opportunity to acquire not just one remarkable residence, but a unique collection of four. Nestled in a picturesque rural setting, it seamlessly combines historic grandeur with refined modern living, creating a home of both distinction and versatility, yet all within easy reach of excellent transport links by road, rail and air.

Originally constructed as a fortified farmhouse, the property stands as a superb example of period architecture, built of part timber and part stone. Rich in heritage features, it showcases exposed beams, substantial stone walls, traditional flagstone flooring, and magnificent open fireplaces. Intricate stained glass windows and a charming minstrel's gallery further enhance its timeless character, while original arrow-slit windows—and even an arrow holder within the principal bedroom—serve as evocative reminders of its storied past. Thoughtfully restored throughout, both the farmhouse and cottages now offer a harmonious blend of authenticity, comfort, and enduring appeal.

An open storm porch leads to the impressive front door—complete with a secret panel and sourced from the historic Aston Hall—opening into a welcoming reception hall laid with beautiful flagstones. These continue into the magnificent sitting room, undoubtedly one of the home's most captivating spaces. With its vaulted ceiling, exposed timbers, Elizabethan inglenook fireplace, and minstrel's gallery, this room offers a breathtaking sense of grandeur and history. The ground floor further comprises a well-proportioned dining room, again featuring an impressive fireplace, and a superbly refurbished breakfast kitchen. Thoughtfully designed, the kitchen includes a central island with breakfast bar, bespoke cabinetry, a comfortable seating area, and a traditional range, alongside integrated appliances including a double oven, dishwasher, fridge freezer, and microwave. A warm and inviting family room provides additional living space, complete with its own characterful fireplace.

Practicality has been equally well considered. An outer hallway leads to a substantial utility room—effectively a secondary kitchen—ideal for large-scale entertaining or catering and equipped with additional appliances. Beyond this are extensive storerooms, a laundry room, and a dedicated boiler room. The property also benefits from substantial garaging for up to five vehicles, with additional loft storage above.

Accessible both internally and from the courtyard is a superbly appointed gymnasium, featuring a mirrored wall, sprung flooring, and reinforced areas for heavier equipment—offering a professional-grade fitness space within the comfort of the home.









# Seller Insight

“Set discreetly behind iron gates on a quiet country lane at the edge of Shustoke, Dovehouse Farm is a rare and enchanting estate that effortlessly blends centuries of heritage with the comforts of modern, multi-generational living.

From the moment you pass through its archway, the sense of arrival is unmistakable this is a home of remarkable beauty, character, and quiet prestige. Dating in part back to 1350, the property is steeped in history, with evocative period features including original arrow slits, a minstrels' gallery overlooking the formal lounge, and a storied kitchen burner once featured in the film *Lawrence of Arabia*. Such is its distinctive charm that the property has also been used as a filming location, appearing on *Celebrity Hunted*, further highlighting its unique architectural appeal.

The estate unfolds across exquisite grounds, where manicured gardens, open paddocks, and a productive kitchen garden create an idyllic lifestyle setting. In the warmer months, the gardens come alive perfect for tranquil mornings with coffee accompanied by birdsong, or for hosting elegant gatherings, from summer barbecues to seasonal celebrations. As the seasons turn, the home reveals a more intimate charm, with cosy evenings spent in the snug beside a roaring fire or relaxed dinners in the heart of the kitchen, softly lit by candlelight.

Designed with versatility in mind, the main residence is complemented by a fully accessible cottage, ideal for extended family, as well as two additional cottages currently operating as successful holiday lets. Despite its rural tranquillity, the property is exceptionally well connected just 15 minutes from Birmingham Airport and the train station, with swift access to London and major motorway links, while nearby Coleshill and surrounding towns provide a full range of amenities, schooling, and leisure.

Private, secure, and immersed in nature, yet effortlessly connected, Dovehouse Farm offers a lifestyle that is both peaceful and dynamic. It has been a much-loved family home and a place of lasting memories now ready to welcome its next custodians to write their own chapter in its extraordinary story.\*

\* 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.





The upper floors are accessed via two separate staircases, enhancing both convenience and character. The first floor hosts a generous principal bedroom, two further bedrooms, and a luxurious bathroom. A further staircase rises to the second floor, where three additional bedrooms and a well-appointed shower room provide flexible accommodation for family and guests alike.

Dovehouse Farm is, in every sense, an extraordinary home—rich in history, beautifully restored, and offering a lifestyle of distinction within an exceptional rural setting. Altogether, this remarkable property presents an exceptional blend of historic character, architectural significance, and contemporary refinement, set within an enchanting and private rural environment.



## The Cottages:

### Dovehouse Lodge

Accessed via a charming storm porch, Dovehouse Lodge opens into a beautifully presented interior where traditional character meets comfortable modern living. The ground floor features attractive flagstone flooring throughout and leads directly into a well-appointed kitchen, thoughtfully designed with a range of shaker-style wall and base units in a classic cream finish, complemented by laminate worktops. Integrated appliances include an electric oven and hob, dishwasher, washing machine, microwave, and an undercounter fridge, while additional space is provided for a freezer,

A high-pressure water system is also neatly housed within this area, alongside ample storage. The ground floor flows seamlessly into an open-plan living and dining space, creating a welcoming and versatile environment. This delightful area is enhanced by exposed stone walls, impressive original beams, and excellent ceiling height, combining to create a bright yet characterful setting.

A charming bay window further enhances the space, flooding the room with natural light and offering attractive views across the courtyard. A dog-leg staircase rises to the first floor, where the sense of character continues. Here, a spacious double bedroom extends into the eaves and benefits from wooden flooring and exposed beams, adding warmth and charm. Opposite, a generously proportioned bathroom is fitted with a bath and shower over, WC, and pedestal wash basin, along with useful built-in storage cupboards set within the eaves. Enjoying delightful views over the courtyard, Dovehouse Lodge offers a light-filled and beautifully finished living space, ideal as a guest cottage, holiday let, or private retreat within this exceptional setting.

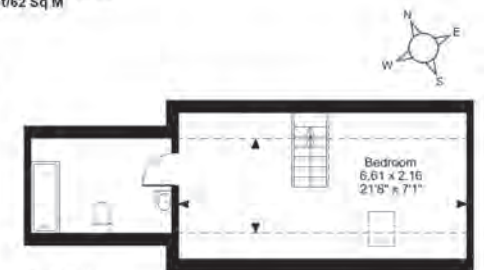




The Lodge, Dovehouse Farm, Shawbury Lane, Shustoke, Coleshill  
Approximate Gross Internal Area  
666 Sq Ft/62 Sq M



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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## The Gate House

The Gate House is an exceptional and beautifully styled residence, where contemporary design is thoughtfully blended with striking original features. Finished to an impeccable standard throughout, the property offers a superb balance of modern luxury and character.

Upon entering, you are immediately welcomed by elegant oak flooring and solid oak doors, setting the tone for the quality found throughout. The heart of the home is a stunning open-plan living space, enhanced by exposed stone walls, impressive original beams, and high vaulted ceilings. This expansive area comfortably accommodates a generous kitchen, dining, and sitting area, creating a bright and sociable environment ideal for both everyday living and entertaining.

The kitchen itself is a standout feature, fitted with sleek high-gloss units and quartz worktops. It is comprehensively equipped with premium integrated appliances, including a Neff induction hob with flush-mounted extractor, double oven, microwave grill, dishwasher, and full-height larder fridge and freezer. A separate utility/laundry room leads off the kitchen, offering further practicality with additional storage, a washing machine, tumble dryer, stainless steel sink, and further cabinetry. A dedicated storage cupboard houses the high-pressure hot water system and a Worcester Bosch boiler, serving both the Gate House and an adjoining cottage.

The ground floor also hosts a beautifully appointed double bedroom, featuring vaulted ceilings, exposed beams, fitted wardrobes, and an abundance of natural light from large windows. Adjacent is a luxurious bathroom, complete with a freestanding bath, spacious walk-in shower with rainfall and handheld fittings, contemporary sanitaryware, and elegant finishes throughout.

A staircase leads to a striking mezzanine level with a glass balustrade, creating a dramatic architectural feature while maintaining a sense of openness. This level provides a versatile space, ideal for a home office or additional sitting area, overlooking the living space below. Beyond, a further generously sized double bedroom benefits from vaulted ceilings and built-in wardrobes, alongside a stylish shower room fitted with modern fixtures.

Additional features include under-stairs storage, an independent alarm system, and dedicated internet connectivity, ensuring both comfort and convenience,

The Gate House is a truly impressive home, offering stylish, high specification living within a characterful and unique setting.





The Gatehouse, Dovehouse Farm, Shawbury Lane, Shustoke, Coleshill  
Approximate Gross Internal Area  
1445 Sq Ft/134 Sq M



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--- Denotes restricted head height

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### The Granary

The Granary is a generous and beautifully presented and characterful conversion, offering stylish and well-balanced accommodation arranged over two floors. Accessed via an attractive enclosed storm porch, the property immediately impresses with its charming architectural detailing, including a front door adorned with decorative stained-glass panels and matching side lights.

The ground floor features a welcoming living space with traditional flagstone flooring throughout, complemented by excellent ceiling height and an abundance of natural light streaming through windows overlooking the courtyard. This inviting area combines comfort with period charm, enhanced by thoughtful finishes and a warm, homely atmosphere. Also on this level is a well-appointed shower room, fitted with a large walk-in shower, vanity wash basin, and low-level WC. The property benefits from a modern heating system with independent controls, ensuring comfort and efficiency.

To the rear, the accommodation flows into an open-plan dining kitchen, designed in a classic shaker style with cream units and ample storage. The kitchen is equipped with integrated appliances, including a double oven and grill, ceramic hob, fridge freezer, dishwasher, and washing machine, offering practicality alongside charm. There is also useful under-stairs storage, adding to the functionality of the space.

A dog-leg wooden staircase, accompanied by attractive exposed stonework, leads to the first floor. Here, the character continues with a collection of three bedrooms, all featuring vaulted ceilings and exposed beams. The principal bedroom is particularly impressive, offering generous proportions, dual-aspect windows, and a striking combination of original beams and exposed stonework. A second, smaller bedroom provides an ideal single room or study, while the third bedroom is well-sized and suitable as either a double or twin room, both enjoying views over the courtyard.

Completing the accommodation is a family bathroom, fitted with a bath, pedestal wash basin, and WC, all set against a backdrop of exposed stone walls and beams, reinforcing the property's historic charm.

The Granary is a delightful blend of character and comfort, presented to a high standard throughout and offering flexible living space within this unique and picturesque setting.





The Granary, Dovehouse Farm, Shawbury Lane, Shustoke, Coleshill  
Approximate Gross Internal Area  
1150 Sq Ft/107 Sq M



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### The Grounds

The grounds of this exceptional property are as captivating as the residence itself, extending to approximately three acres and offering a beautifully curated blend of formal gardens, productive spaces, and open land.

The main residence and cottages are thoughtfully arranged around a charming central courtyard, where an original well forms a striking focal point, complemented by a mature landscaped island, manicured lawns, and neatly planted borders that create a wonderfully tranquil setting.

Beyond, the gardens unfold into a series of distinct yet harmonious areas. A superb walled kitchen garden provides a productive area for growing with well-tended fruit and vegetable beds, over the years the present owners have successfully grown everything from strawberries, raspberries, potatoes, leeks, onions, carrots, rhubarb and figs to producing their own wine from the mature grapevine, all offering the opportunity for a self-sufficient lifestyle and an abundance of homegrown produce. Nearby, a delightful terrace provides an additional seating area, ideal for enjoying the peaceful surroundings, while a well-equipped children's playground adds a family-friendly dimension to the grounds.

To the rear of the main residence, expansive lawned gardens are framed by mature trees and richly stocked borders, creating a sense of privacy and natural beauty. A substantial terrace runs the full width of the house, perfectly designed for outdoor dining, entertaining, and relaxation, with ample space to host gatherings or simply enjoy the idyllic setting.

A variety of charming outbuildings further enhance the appeal, including the characterful Round House—an original structure that serves as a unique architectural feature and useful storage space. Additional stores and ancillary buildings provide excellent practicality.

Steps lead from the main gardens down to a generous lower paddock, completely secure this offers the ideal land for equestrian use or those seeking additional grounds, with a gate providing direct access to a quiet country lane. Altogether, the grounds offer a rare combination of elegance, functionality, and rural charm, perfectly complementing this remarkable home.





# SHUSTOKE

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Dovehouse Farm is situated just outside the village of Shustoke and has wonderful country views. The property is situated within easy access to Birmingham, Solihull, the NEC as well as leisure venues such as Stratford upon Avon, Warwick, the Belfry and Forest of Arden Golf Club. Surrounded by unspoilt countryside and rolling hills as far as the eye can see, this idyllic location not only offers complete peace and tranquillity but is also conveniently located for travel by road, rail and air. With Birmingham city centre just 15 miles, Coleshill 4 miles, where the local railway runs a direct service to Stanstead Airport, and the M42 (J9) just 4 miles away offering direct access to the national motorway system. Birmingham Airport can be reached within 15 minutes, as can the National Exhibition Centre and Birmingham International Railway Station reaching London in just 1hr 5 mins. Schools are also well catered for in the area with a primary/junior school in Shustoke Village and transport and access to some excellent grammar and private schools, in Solihull, Birmingham and surrounding areas.

Sporting facilities are in abundance in the area with Maxstoke Golf Course, The Forest of Arden and The Belfry all within easy reach, there is also regular horseracing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

For those keen on walking and cycling, this area offers some fabulous rambling countryside and cycle paths and with numerous riding schools and bridal paths, it also ticks all the boxes for equestrian enthusiasts. There are several popular public houses within easy reach, such as The Plough, The Cottage Inn at Fillongley which is a gastro pub and The Griffin is a well renowned CAMRA real ale pub.





## SERVICES & INFORMATION

Main House: Tenure: Freehold | Council Tax Band: H | EPC Rated: F

The Cottage: Tenure Freehold | Council Tax F | EPC Rated: E

The Lodge: Tenure Freehold | Council Tax D | EPC Rated: E

The Gatehouse Tenure Freehold | Council Tax F | EPC Rated: E

Property Type : Detached

Local Authority: North Warwickshire

Property Construction: Brick, Timber & Stone

Electricity Supply: Mains

Water Supply: Mains

Gas: Calor Gas

Drainage: Private septic tank

Parking: Private courtyard and garages

Broadband: FTTP ultrafast full fibre broadband connection available  
– we advise you to check with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area  
– we advise you to check with your provider.

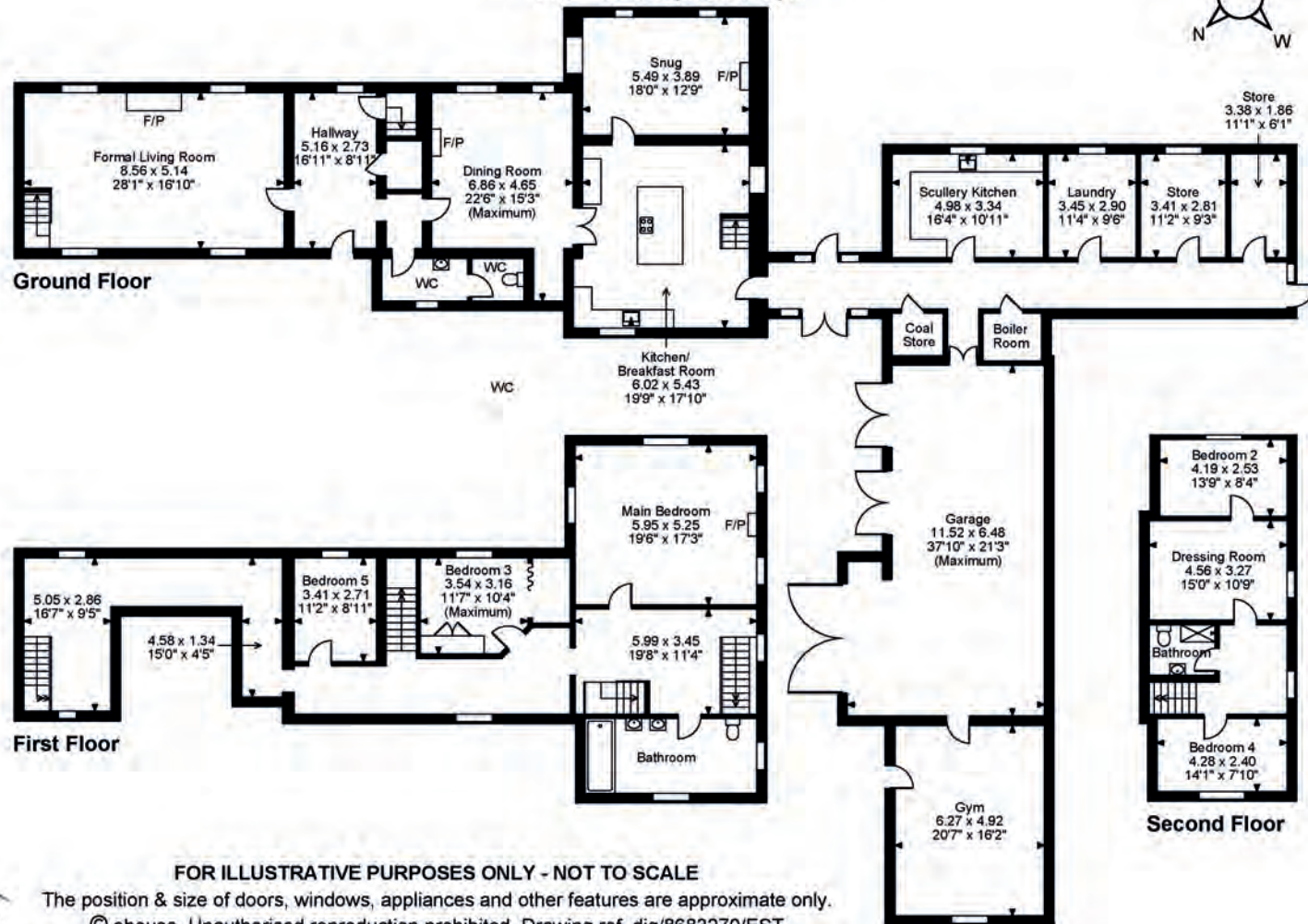
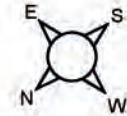
Grade 2 listed building.

Further information: Subsidence declared by current owners -  
Property underpinned but has not moved in 15 years. Confirmed  
by structural survey.

Total Internal Floor: 7919 Sq ft

**Main House, Dovehouse, Dovehouse Farm Shawbury Lane, Shustoke, Coleshill, Birmingham**

**Approximate Gross Internal Area**  
**Main House = 4664 Sq Ft/433 Sq M**  
**Garage & Gym = 1051 Sq Ft/98 Sq M**  
**Total = 5715 Sq Ft/531 Sq M**



**Property Redress**



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**FINE & COUNTRY**



# FINE & COUNTRY

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*We value the little things that make a home*



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THE FINE & COUNTRY  
FOUNDATION

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