



Hanscroft
Back Lane | Shustoke | North Warwickshire | B46 2AW

FINE & COUNTRY

HANSCROFT

Hanscroft is a luxurious, architect-designed family home boasting dramatic open-plan living, vaulted ceilings, immaculate interiors, and exceptional garden and leisure spaces. Finished to the highest standard, it offers modern elegance and year-round comfort.



Hanscroft – A Contemporary Masterpiece

Situated down a quiet country lane in the much sought after village of Shustoke, Hanscroft was designed and created by the present owners back in 2014 to exacting standards. This impressively spacious and beautifully presented detached family home captures the essence of modern open-plan living. High vaulted ceilings, a striking gallery landing, and exceptional natural light combine to create a sense of drama and elegance the moment you enter.

Reception & Living Spaces

The welcoming entrance hall immediately sets the tone, featuring a stunning central glass and oak staircase rising to the gallery above. Wood-effect tiling with underfloor heating flows throughout the open-plan ground floor, enhancing both style and comfort.

A beautifully decorated formal lounge sits just off the main living space, finished in sophisticated purples and creams. This inviting room includes a feature inset gas fire with ornate surround, contemporary radiators, and double glass doors allowing it to be both a cosy retreat and an extension of the open-plan layout.

Leading from the hall, the practical and well-equipped laundry room provides space for washer and dryer, houses the Viessmann combi boiler, and includes a step down to the integrated garage with remote-control roller door. A stylish guest WC completes the hall accommodation.

Open-Plan Family Kitchen & Dining Area

Stretching across the rear of the home, bi-folding doors allow sunlight to flood the main living area while framing beautiful views of the garden room and landscaped grounds.

The exquisitely designed kitchen features high-gloss pale grey cabinetry paired with quartz countertops and upstands. Integrated Bosch appliances—including oven, grill, dishwasher, microwave and a five-burner gas hob with lime-green glass splashback—create a sleek, contemporary finish. A generous central island provides extra storage, a white-quartz worktop and sociable seating.









Seller Insight

“Some houses are simply lived in. Others become the setting for a lifetime of cherished memories, gatherings, and quiet moments of contentment. Hanscroft, nestled in the picturesque village of Shustoke, has been precisely that for its current owners—a carefully reimagined sanctuary where contemporary design meets the warmth of true community living.

“My wife and I have resided at Hanscroft for more than 40 years, enjoying life to the full,” the owner reflects. During those four decades, this remarkable home has been far more than a private retreat. Its open-plan design, expansive garden, and inviting swimming pool have played host to countless celebrations, charity events, and social gatherings that have woven the owners deeply into the fabric of village life.

Shustoke itself rewards those seeking both tranquility and connection. The award-winning infant and junior school has long been a cornerstone of the community, whilst the village hall pulses with activity—from yoga and fitness classes to live music concerts. The local pub provides that essential ingredient of English village life, and the Shustoke Reservoirs offer sailing, fishing, and beautiful walks through Dumble Wood and beyond.

Yet convenience need not be sacrificed for this rural idyll. Coleshill, a mere two miles distant, offers a thriving High Street with all essential services, whilst its train station provides direct access to Birmingham and beyond. Birmingham Airport and the National Exhibition Centre lie just ten minutes away by car—transforming this peaceful setting into an unexpectedly connected location.

The house itself tells a fascinating story of transformation. A decade ago, the owners almost completely rebuilt Hanscroft in a modern contemporary style. “We wanted a plot of land which we could design ourselves,” the owner explains. “Our efforts to find that piece of land were fruitless, but after a glass of wine at sunset in the garden one evening, we realized that as we loved the village so much, we would just utilize the plot we already had—namely Hanscroft.”

That moment of clarity led to the creation of something truly special: a bespoke home that honors both architectural vision and deep roots in community. The result is a residence that seamlessly blends contemporary sophistication with the organic flow of family life, where entertaining feels effortless and the boundaries between indoor and outdoor living dissolve entirely.

Now, as the owners prepare to begin a new chapter in their retirement, they are moving onward with both gratitude and anticipation. “We have so loved this house and will be deeply sorry to leave,” they admit. Their departure creates a rare opportunity: the chance for a new family to inherit not just a beautifully designed home, but a proven way of life where, as its current owners attest, life can be lived to the very fullest.*

* 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 & Bedrooms

The oak and glass staircase leads to a breathtaking gallery landing with oak flooring and glass balustrades. From here, two generous double bedrooms sit to one side, each enjoying open views front and back and sharing a luxuriously finished bathroom with shower-bath, modern vanity unit and full-height ceramic tiling.

Across the landing is a spacious double bedroom currently used as a dressing room to the principal suite. This serene master bedroom overlooks the gardens and pool complex, offering a stylish and tranquil retreat. Its luxury ensuite includes both a separate shower and built-in bathtub, contemporary cabinetry, and elegant floor-to-ceiling tiling.









Garden Room & Outdoor Lifestyle

Flowing seamlessly from the main living space, the covered garden room provides an exceptional year-round indoor/outdoor environment. Four fixed patio heaters, remote-controlled blinds, and ample room for dining, lounging and outdoor cooking create the perfect entertaining space.

Beyond, wide slate steps rise to the beautifully landscaped garden. The grounds offer a large lawn, deep planted borders and mature screening for complete privacy. An original walled section adds character, while raised beds, a shed and further steps lead to the elevated sun terrace overlooking the outstanding pool complex.

Indoor Swimming Pool Complex

An extraordinary feature of Hanscroft, the indoor pool suite is both elegant and versatile. With full-width bi-folding doors, the space opens effortlessly to the garden and sun terrace. A dedicated heat pump maintains the perfect swimming temperature year-round. Fully insulated and purpose-built, this impressive space could also function as an annexe, gym, games room or large home office.





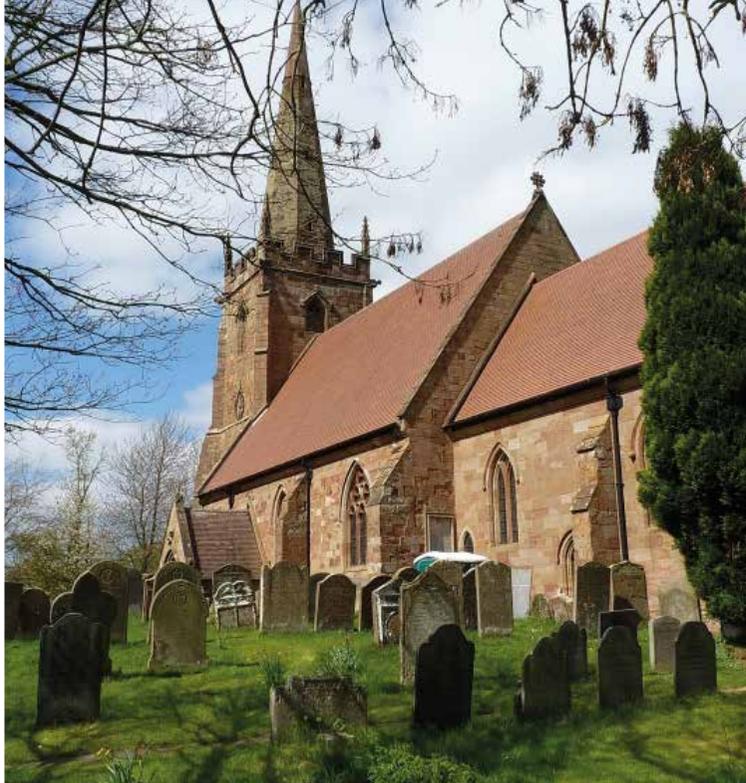


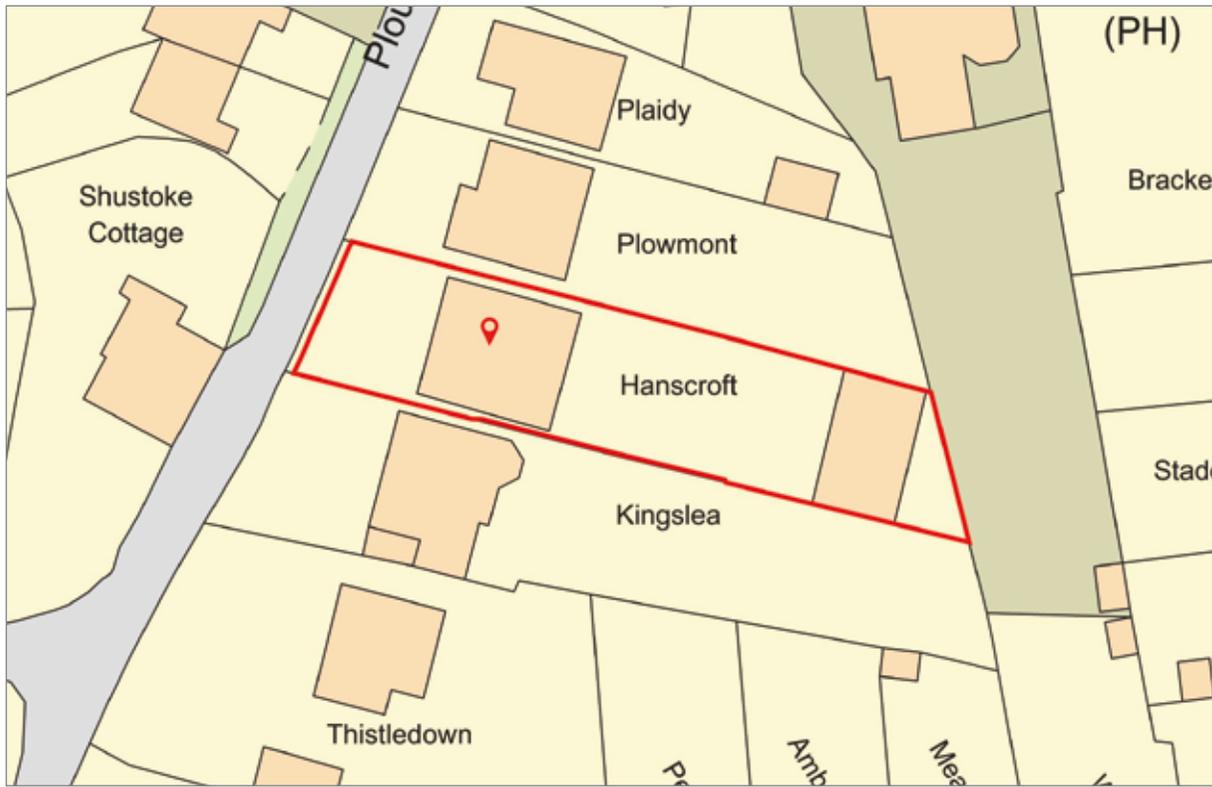
SHUSTOKE

Situated within this sought after rural village and 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 mainline railway stations are to be found at Birmingham International, Nuneaton and Tamworth.

Shustoke village has a primary/junior school which has had good Ofsted reports and there is a free bus transport service, which picks up and drops off directly outside Shawbury Village gates. At the secondary school level, students typically have a variety of educational institutions to choose from. In Coleshill, there is a state secondary school available, along with several Coventry Foundation schools such as Bablake and Henry VIII. Additionally, there are many highly rated schools in the surrounding areas of Solihull and Birmingham. Sporting facilities are well catered for 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.

For those who prefer a gentler stroll, there is the very popular Plough public house within a minute's stroll of Hanscroft and several other excellent superb pubs close by, such as The Cottage Inn at Fillongley which is a gastro pub and The Griffin is a well renowned CAMRA real ale pub.





Services, Utilities & Property Information

Mains Gas, Electric, Water and Drainage
 Built in "Auto-Mist" fire safety system
 Underfloor Heating to the ground floor open plan space, laundry and WC
 Separately controlled central heating to the enclosed lounge and upstairs
 Indoor pool has its own heat pump system to offer a constant temperature
 Broadband: FTTP available. We suggest you contact your provider.
 Tenure : Freehold | EPC: C | Council Tax Band : F
 Local Authority : North Warwickshire Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hanscroft Back Lane, Coleshill, Birmingham

Approximate Gross Internal Area

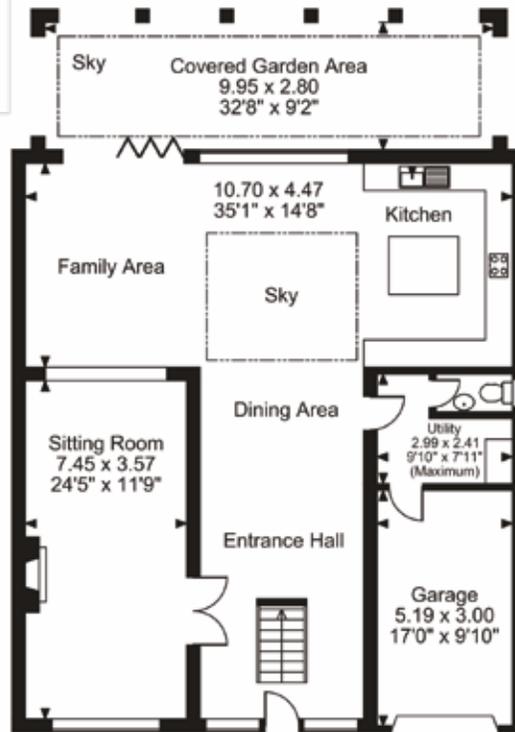
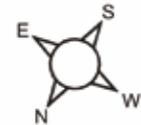
Main House = 1932 Sq Ft/179 Sq M

Garage = 168 Sq Ft/16 Sq M

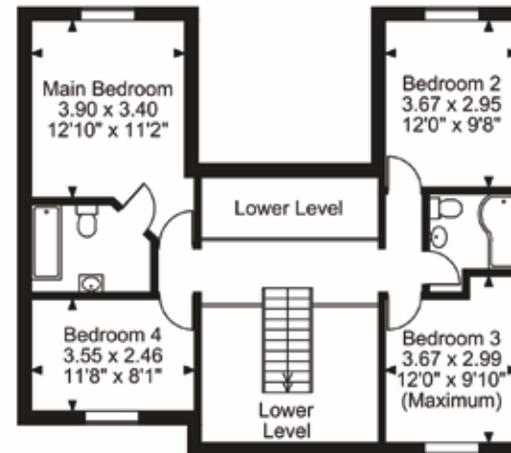
Swimming Pool = 855 Sq Ft/79 Sq M

Total = 2955 Sq Ft/274 Sq M

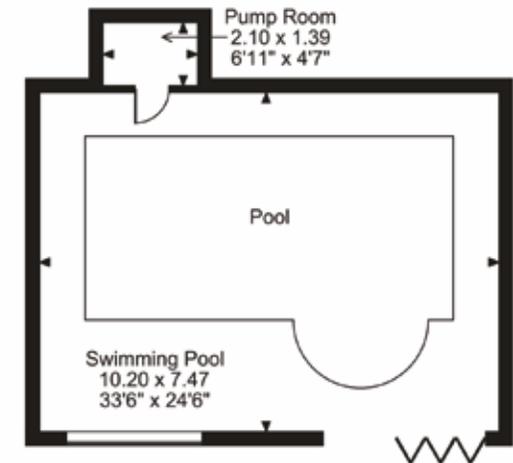
Quoted Area Excludes 'External Covered Garden Area'



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed







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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”

“A big thank you to both Martin and Rachel”



FINE & COUNTRY

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.

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