



THE YEWS  
GRETTON





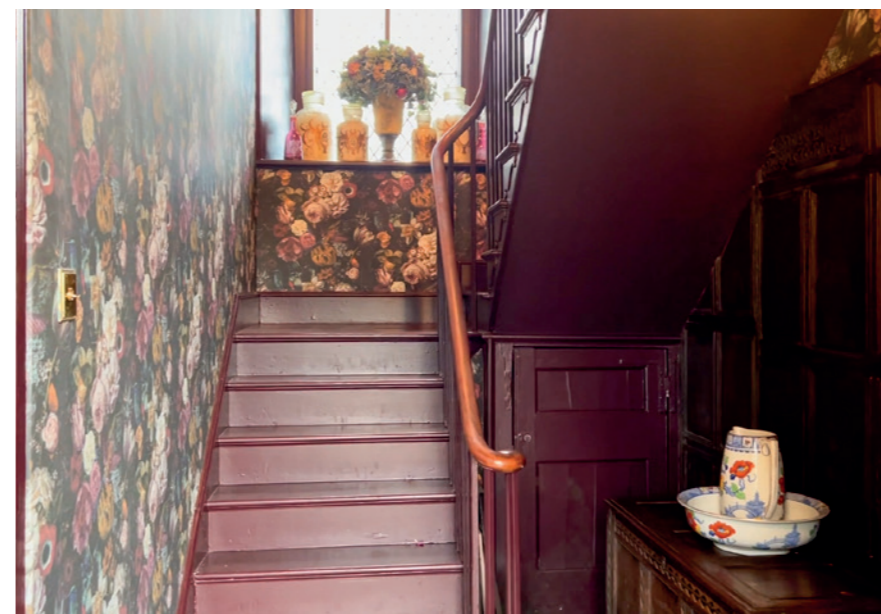
Captivating views, an enthralling legacy of famous former owners and, extending to over 3,650 square feet, with more than enough room for all the family, The Yews in Gretton, is a home with enduring appeal.

## AN ENCHANTING EVOLUTION

Grade II listed, nestled within a conservation area and dating back to 1593, with elements tracing to the 1670s, The Yews has been extended and developed over the centuries to create a characterful home, with a separate barn conversion annexe ideal for visiting friends and family.

Pull off the High Street and onto the gravel driveway which runs along the side of the home to provide plenty of parking for over eight cars at the rear.

Steeped in history, in latter years, The Yews has been home to various eminent creative writers and performers. Some of our country's most loved comedy shows – including Not the Nine O'Clock News, The Two Ronnies and Smith & Jones - were all written here, while the current owner continues the creative tradition. Upholding the home's illustrious history, opera tours and international concerts have been written from The Yews, and the melodious sounds of opera singing can often be heard emanating from the home.



## A GRAND ARRIVAL

Formal lawn features to the front, with steps leading up past a herald of topiary ball trees to the imposing period front door, and into the entrance hallway, with original flagstone flooring underfoot and awash with light from a large window on the turn of the stairs ahead. Deep rich shades of Cordoba by Little Greene adorn the staircase and woodwork, while oak panelling to the walls intimate at the history and heritage of The Yews.



## CHARACTER AND HERITAGE

Savour supper times in the formal dining room on the right. Spacious and serene, and dressed in Farrow & Ball heritage Olive and Biscuit shades, wooden flooring flows underfoot, whilst light streams in through the large, shuttered sash window overlooking the tranquil country views to the front. Flanked by two original Georgian panels, the period fireplace issues warmth and welcome on winter evenings, creating the perfect ambience for elegant parties.

Rich, Indian Yellow tones by Farrow & Ball dress the walls and panelling in the drawing room, where a shuttered window to the front draws in an abundance of light, whilst framing rural vistas. Solid oak flooring features once again, with stone mullion windows looking out over the rear drive and garden.

Toasty cheer emanates from the open fire, nestled within a stone surround and with an ornate carved mantel above, reclaimed from Kirby Hall. Bookshelves provide ample storage, whilst a door connects to a rear hallway, in one of the older sections of the home.







## FEAST YOUR EYES

Exposed stonework and a 400-year-old solid stone arch denote the journey back through the history of The Yews, passing through the inner hallway (where a doorway to the right offers access out to the south-east facing garden) and into the rustic, warm and welcoming kitchen.

Stone flooring extends underfoot, with farmhouse cabinetry painted in Farrow & Ball Brassica, offering plenty of storage for all your culinary essentials. A capacious kitchen, with more than enough room for a large breakfast table in the centre, the traditional, oil-fired Aga with electric Aga companion serves as a comforting draw to all. Windows draw in light, offering views out over the garden, with abundant preparation space on the worktops.

## PRACTICAL PLACES

Chequered quarry tiled flooring flows out in the utility room, offering traditional pantry shelving storage, hanging space for coats and with plumbing for a washing machine and dryer.

Tucked off the utility room, discover a quirky cloakroom, with lavatory, deep Belfast sink and unique decorative features.

*What the owner loves...*

“The Yews has an air of peace, calm and tranquillity. We love its quirkiness, not one room is like another and this unique style we reflected in our garden design. We have found it to be an inspiring home and hope the next custodians love it as much as we do.”



## AND SO TO BED...

Ascending the dramatic central staircase, discover the first bedroom, a bright room with built-in wardrobe storage, high ceilings and incredible vistas out over the open countryside to the front. Above, a plaster ceiling rose features, whilst a period fireplace offers an echo to the home's history.

Freshen up in the en suite, a modern space with heated cream towel radiator, lavatory, wash basin and walk-in shower.

Brimming with quirky alcoves and hidden passages, The Yews is an utterly unique and enthralling home, filled with character. A panelled walkway leads through to the main landing, where views over the countryside entreat from a wide sash window to the front, before arriving at a second bedroom, accessed by a pocket door. Currently serving as a home office, with traditional panelling, chair rail and feature fireplace, there is ample space for a double bed.



Broad and decorated in heritage shades, continue along the landing, reaching a study on the right, furnished with fitted shelving and a desk, and with a window looking out over the garden to the rear.

Back on the landing, continue ahead to discover the family bathroom, where tactile, pebble tiling underfoot – warmed by underfloor heating – features alongside a combination of exposed stone and Travertine marble to the walls. Soak your aches in the vast, hydrotherapy spa and jacuzzi bathtub.



Immediately on the right, serene slumber awaits in the first of the bountiful bedrooms, where dual aspect windows offer an influx of light. Carpeted underfoot, fitted wardrobes offer an abundance of storage whilst an ornamental fireplace adds decorative appeal.

Tucked away to one corner, a door leads to a quirky room, ideal for storing accessories or even as a dressing room, where a stained-glass window delivers light through.

Step through into the shower room ensuite, a contemporary and sophisticated space with Travertine marble to the walls, and warmed by underfloor heating. Exposed stone combines with sandy toned tiling. Illuminated by natural light streaming in through the stained-glass window, an internal window offers a glimpse to the original construction of the inner wall; a fascinating insight into times gone by.





## BOUNTIFUL BEDROOMS

Returning to the landing accessed off the inner hallway, the stairs lead up once more to the second floor, the ceiling tapering for a through-the-looking-glass sense of whimsy.

Nestled off this landing, discover a bathroom, refreshingly dressed in tones of blue and white, and featuring a large bathtub.

From the top of the stairs, the low landing opens into an inner landing, where standard head height is recovered and a shower room can be discovered, with beamed ceiling and accompanying heated towel radiator.

A low door opens to the double bedroom, set beneath treacle toned beams and where a Velux window offers elevated views down over the garden to the rear.

Also located on the second floor is a versatile inner room, with vaulted ceiling and fitted shelving, which leads on to a regal double bedroom with pitched ceiling, wooden flooring and incredible exposed beams. Large windows frame views out, whilst delivering daylight in.

Return now to an inner hallway by the kitchen via a second staircase.





## OUTDOOR OASIS

South-east facing and soaking up the sunshine, the tranquil and private rear garden offers plenty of lawn, perfect for children's games, bordered by mature yew hedging and trees.

Hydrangeas and other shrubbery provide seasonal colour and interest, with an extensive, bespoke built, fully insulated summer house offering shelter and shade in the height of the season's warmth, overlooking a traditional York stone terrace where water features tinkle and play soothingly. Fully equipped with electric sockets and wi-fi connectivity, the summer house could make a wonderful place to work from home.

A pond serves as a haven for wildlife, and beyond, a gravel footpath leads through to an Italian garden, ornate with statuary and where tall Italian cypress trees reach up to the sky lending an architectural formality to the space.

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### *What we love...*

The Yews offers an enchanting blend of historical charm and modern comfort. From its 1500s origins to modern day, this characterful home offers spacious, versatile living amongst lovingly tended gardens.



## BRUNEL BARN

Former stables to the rear of The Yews have been converted to create Brunel Barn, a spacious, self-contained annexe, ideal for visiting family and friends, long term accommodation for dependent relatives or even as a potential rental opportunity.

Duck egg blue cabinetry provides plenty of storage in the kitchen area, while metro splashback tiles lend a modern vibe. A double oven features, alongside induction hob, extractor hood and sink.

Ahead from the entrance there is a handy cloakroom, whilst to the left, built-in storage precedes the double bedroom, which also features a wet-room, shower room en suite.

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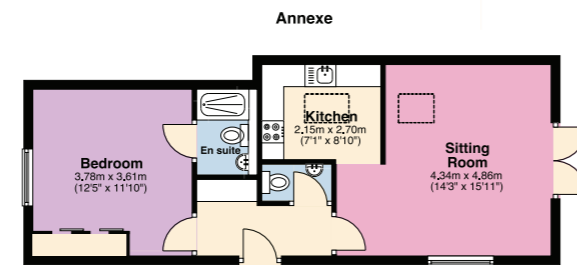
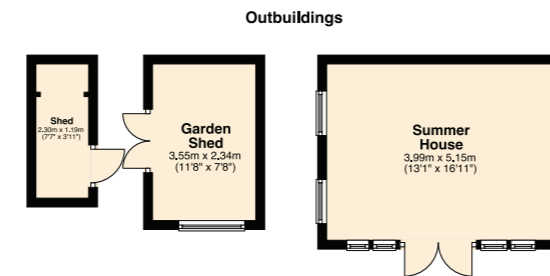
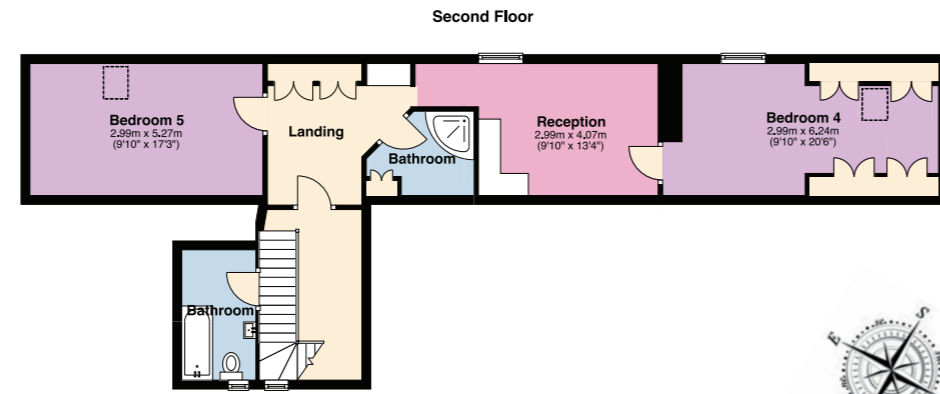
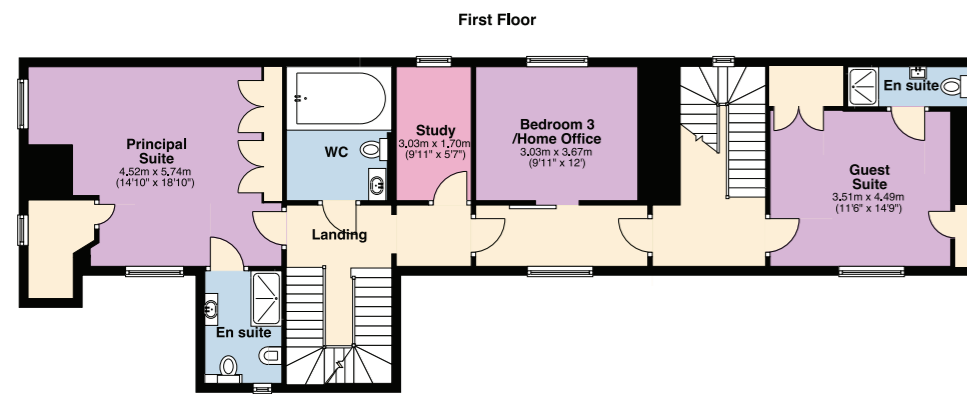
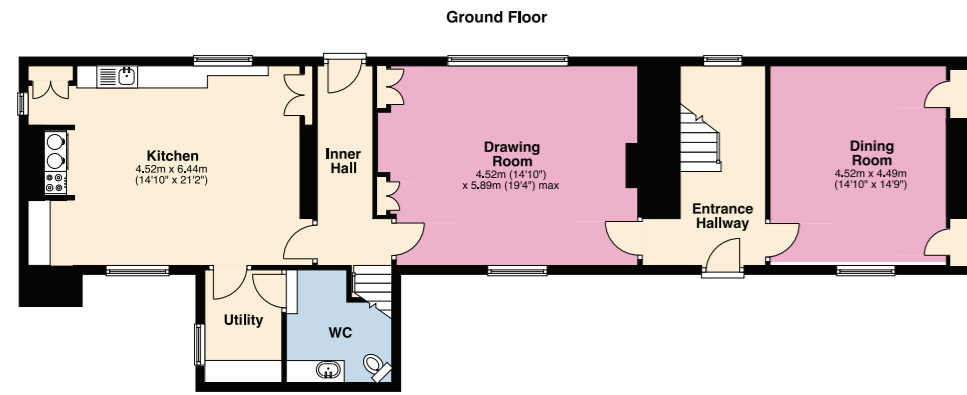
## THE FINER DETAILS

Freehold  
 Detached  
 Grade II listed  
 Conservation area  
 Dates back to 1593 in parts

Plot approx. 0.39 acre  
 Oil central heating and electric radiators to main home  
 Electric heating, ground source heating and electric underfloor heating to annexe

Mains electricity, water and sewage  
 North Northamptonshire Council, tax band G

Ground Floor: approx. 108.9 sq. metres (1172.7 sq. feet)  
 First Floor: approx. 108.1 sq. metres (1163.4 sq. feet)  
 Second Floor: approx. 76.2 sq. metres (819.8 sq. feet)  
 Total Home: approx. 293.2 sq. metres (3,155 sq. feet)  
 Outbuildings: approx. 32.5 sq. metres (349.6 sq. feet)  
 Annexe: approx. 47.9 sq. metres (516.0 sq. feet)  
 Total area: approx. 373.6 sq. metres (4021.5 sq. feet):



NOT IN ACTUAL POSITION



## NEAR AND FAR

Gretton is an historic village in Rockingham Forest, replete with traditional houses, and overlooks the valley of the River Welland and the neighbouring county of Rutland.

The village is noted for having the tallest church tower in Northamptonshire, and the second-oldest running pub in the county, the Hatton Arms. Gretton is one of the few villages to retain its stocks and whipping post, which can be found on the village green. There's also a village hall, sports club, surgery, and coffee shop.

The Ofsted-rated 'Good' Gretton Primary School takes care of the little ones. Brooke Weston Academy CTC, in Corby, has consistently achieved examination results in the top 5 per cent of English state schools. Independent schooling can be found in the surrounding market towns, with Uppingham School, Oundle School, Oakham School and the Stamford Endowed Schools all available in the region.

Well-connected, rurality needn't mean feeling remote, with road access via the A47 into nearby towns including Corby and Kettering, with easy access beyond to the A1 and M1 for destinations further afield. Commuters are ably served by the nearby mainline railway station of Corby, less than five miles away.

## LOCAL DISTANCES

**Corby:** 4.5 miles (9 minutes)  
**Uppingham:** 5.5 miles (14 minutes)  
**Kettering:** 12.3 miles (22 minutes)  
**Oakham:** 12.2 miles (22 minutes)  
**Stamford:** 13.7 miles (26 minutes)

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