



# YEW TREE COTTAGE

NORTHBOROUGH



Picture postcard,  
thatched cottage  
magic comes to life  
in the rural village of  
Northborough, at Yew  
Tree Cottage.

## HISTORIC CHARM

Dating back to the 1640s, this detached, stone-built Jacobean home sits within a spacious plot, beyond a gated entrance. Lovingly extended in more recent years, the original part of the home is believed to have once served as a village pub and shop.

Mature trees add additional privacy in the summer months, whilst the eponymous yew tree offers evergreen colour and foliage throughout the seasons.

## A WARM WELCOME

Pull onto the broad driveway or park in the double garage beyond, before making your way to the front door. Emerge into an instantly warm and welcoming entrance hallway. Modern underfloor heating set beneath traditional-feel limestone gently juxtaposes the charm and character of the cottage's unique heritage.





## GO WITH THE FLOW...

Step back in time as the ceiling height lowers in the oldest part of the home, adding a cosy ambience, as you make your way into the snug, replete with brick fireplace; enjoy a winter's evening casting your eyes over your favourite novel.



Make your way past the original front door, before arriving at the large, light sitting room. Treacle tone beams bedeck the ceiling and frame the inglenook fireplace while windowseats overlook the south-facing garden. A spacious room, a dining area now sits at one end, and a door leads out beneath the thatched porch onto the rear garden.



## WORK FROM HOME

Beyond the sitting room, emerge into the study. Handsome beams span the ceiling, whilst light flows in through windows to the front and rear. Quiet and peaceful, where better to work from home than in here?



## SUNNY SPACES

Returning to the hallway, freshen up in the handy cloakroom before stepping down into the garden room, brimming with light from windows to two aspects, capturing views out over the garden. French doors open onto the rear terrace, stepping up to the lush lawned garden and a private screen of hedgerows and planting.



## FEAST YOUR EYES

In the country-style kitchen-dining room, glossy black granite worktops complement the farmhouse-feel cream-toned cabinetry, featuring a double Belfast sink, Rangemaster oven and central island unit. Pause in the warmth of the window seat and soak up views over the picturesque rear garden. A handy door ensures you can step out into the sunshine at your leisure.

Open a door through to the practical rear lobby, where exposed stone adds ambience. A handy everyday entrance, a door from here connects to the rear driveway. Off the lobby is a large laundry room and separate storeroom, ideal for shoes and coats.



## ENTERTAINING HAVEN

Yew Tree Cottage has one final reception room to discover. Step down into the fabulous games room; formerly a cattle barn, vestiges of its past can be seen in the exposed beams in the high vaulted ceiling. Cast open the double doors and step out onto the terraces beyond; the perfect entertaining space for family and friends.



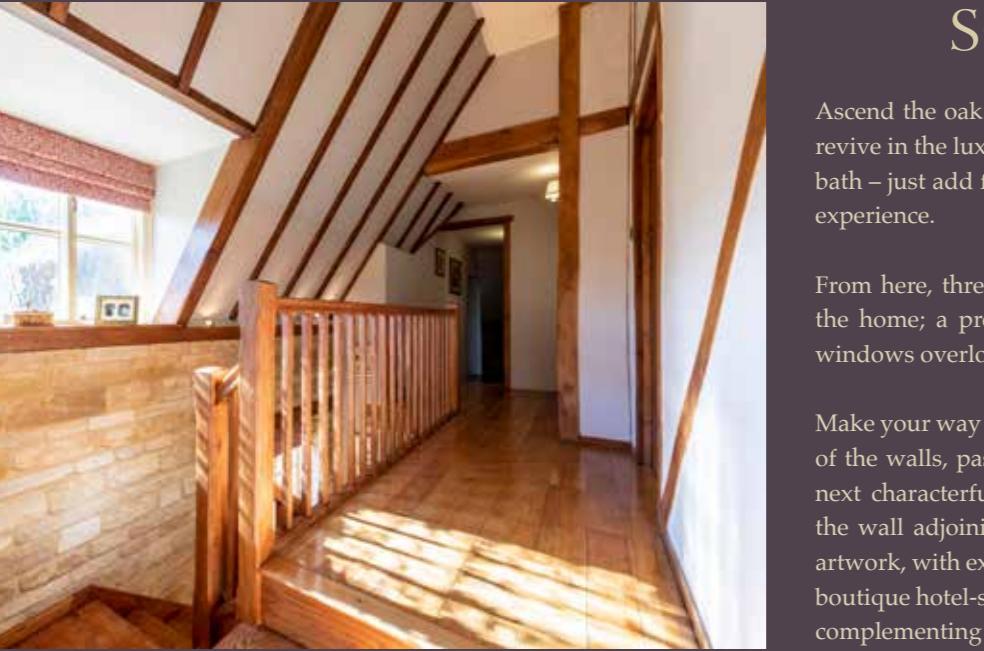


## SOAK & SLEEP

Ascend the oak staircase to the first-floor landing. Refresh and revive in the luxurious family bathroom with a dip in the Jacuzzi bath – just add fluffy towels and scented candles for a home spa experience.

From here, three bedrooms await. The first sits to the front of the home; a pretty double with quirky, endearing angles and windows overlooking the front and side.

Make your way along the quaint landing, noting the gentle curve of the walls, passing a deep set window before discovering the next characterful bedroom. Here, exposed original timbers in the wall adjoining the Jack and Jill shower room are a natural artwork, with exposed stone to the wall across. Freshen up in this boutique hotel-style room, refreshingly modern in its fittings and complementing the antiquity and character of the cottage.



## UNIQUE LIVING

From the landing, pause to peer at an owl intricately etched into the oak door of the third bedroom. Lift the latch and admire the exposed stone and beams. Cleverly designed, this bedroom also has Jack and Jill access to the adjacent shower room.





## A SUMPTUOUS RETREAT

Returning to the head of the stairs, discover the elegant principal suite, preceded by a light-filled dressing area with built-in wardrobes. Continue along, arriving at the en suite, where a freestanding clawfoot bath stands, complemented by a large wet-room shower.

Beyond, the principal bedroom sits beneath a high vaulted ceiling with charming, dual aspect garden views. Spacious, sunny and brimming with character, this room serves as your tranquil sanctuary.



## SOAK UP THE SUN

Outside, step onto the south-facing terrace, where you can soak up the sun throughout the day. Peaceful and quiet, birdsong serenades your every step. Admire the thatched roof and ridge work, with its charming straw owl finial detail. Along the terrace, discover an original well. Silver birch trees offer shelter and shade – spy robins, blackbirds and more, taking shelter in the trees.

Beyond, lush lawn – dappled with mature trees and a charming stone walled bridge.

Follow the garden around, passing an original farm wall before arriving at the workshop and double garage.

## THE FINER DETAILS

Detached

Originally constructed 1640s

Extended 1990s

Grade II listed

Plot approx. 0.6 acre

Gas central heating

Mains electricity, water

and sewage

Peterborough City Council,  
tax band F

EPC exempt

Ground Floor: approx. 169.4 sq. metres  
(1823.9 sq. feet)

First Floor: approx. 103.3 sq. metres  
(1111.7 sq. feet)

Outbuilding: approx. 57.1 sq. metres  
(614.6 sq. feet)

Total area: approx. 329.8 sq. metres  
(3550.1 sq. feet)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.



## NEAR AND FAR

From the doorstep, there are pleasant walks close by. Why not follow the River Welland or take the footpath into nearby Glinthorpe?

Originally built around the church and manor house, Northborough village features a range of attractive thatched stone-built homes. The manor house, now days known as Northborough Castle, is rumoured to have been built by the de la Mare family in the mid 14th century and had connections to Oliver Cromwell.

The village is well-served with its active village hall committee, a shop and Post Office alongside a church curiously described in The Cambridge Village Book as a 'monument of disappointed hopes and unaccomplished ambitions due to its mix of 12th and 14th century architectural styles, each stage never quite completed'.

With Northborough Primary and pre-school only minutes' walk from the door, and Arthur Mellows College in nearby Glinthorpe with easy access by bicycle or on foot, Northborough is well-served for families. Further options include Bourne Grammar, Stamford Endowed Schools and The King's Cathedral School in Peterborough. Children can play on the village park, complete with outdoor gym. In nearby Eton, get to know your neighbours in the friendly and sociable Glenham Park.

Situated near the A15, with easy access to Peterborough and its rail links to London, and only a few miles from the market towns of Stamford and Market Deeping, Northborough is perfectly positioned.

## LOCAL DISTANCES

**Market Deeping** 2.3 miles (5 minutes)

**Peterborough** 7 miles (16 minutes)

**Stamford** 9 miles (19 minutes)

**Bourne** 11 miles (19 minutes)



Yew Tree Cottage, 54 Church Street, Northborough, PE6 9BN



To view please call the team on  
01780 437 360 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)

