

The Old Rectory



YELVERTOFT • NORTHAMPTONSHIRE

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Approximate distances and times:

M1 (J18) 3 miles, Rugby 7 miles, (London/Euston about 50 mins) Northampton 12 miles,
Milton Keynes 32 miles, Birmingham 39 miles, London 83 miles

Privacy with excellent communications and schooling

Entrance hall • Sitting room • Dining room • Family room • Breakfast room • Kitchen
Laundry room • Boot room • WC • Ground floor shower room • Cellar

Principal bedroom with en suite bathroom & dressing room
6 further bedrooms (one en suite) • Family bathroom & two separate WC's

Extensive grounds including formal gardens • Walled kitchen gardens
Outdoor heated swimming pool with changing room • WC

Traditional courtyard and outbuildings including:
4 bay garage • Grooms flat/annexe
Coach house • Tack room • Store with hayloft

American barn accommodating 8 boxes • General store • Hay store
Floodlit modern steel portal covered riding school (about 42m x 20m)
Agricultural barn with 19' climbing wall

Watered post and rail grazing with separate road access
Willow coppice
Outdoor school
About 23 acres



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Situation

- Yelvertoft is situated in rural Northamptonshire countryside between the towns of Rugby and Northampton.
- With a thriving community, the village offers a primary school, 3 churches, post office/general stores, butchers shop, pub, village hall and sports fields.
- More extensive amenities are found in the towns of Rugby, Northampton and Milton Keynes together with the cities of Birmingham and Coventry.
- Independent schools in the area include preparatory schools:- Spratton Hall, Bilton Grange, Maidwell Hall, as well as Rugby, Oakham, Oundle and Uppingham public schools. In addition access to Rugby Grammar Schools Lawrence Sherriff and Rugby High.
- Communication links are excellent with convenient access to a number of airports including Birmingham International and East Midlands.
- Mainline train services from Rugby to London Euston in 50 minutes (also to Coventry, Birmingham and the north).
- Easy access to several major motorway networks including M1 (J18) and M6 (J1).
- Sporting and recreational facilities in the area are excellent and include; golf at The Belfry and Northamptonshire County; Rugby at Northampton Saints, Leicester Tigers and Wasps; Hockey at Rugby and East Warwickshire HC and Northampton HC; fishing and sailing are available at Pitsford and Draycote Reservoirs; racing at Warwick, Stratford-upon-Avon and Towcester; hunting and Pony Club with the Pytchley.

Description

Main House & annexe

- Grade II Listed and of early 19th century origin, this handsome former Rectory is constructed of red brick under a slate tiled roof.
- It was The Rectory until 1952 and it is thought to have been built on the site of a previous rectory. One famous former resident, The Rev John Lawrence, rector between 1703-1721 wrote 4 influential books on gardening and it is believed that the brick walls of the fruit garden may be the original ones that he had built.
- Home to the current owners since 2010, the property is situated at the edge of the village, just beyond All Saints Church and presents a wonderful opportunity to purchase a generous house with land and buildings.
- It has been sympathetically improved over time but retains many original features including stripped wooden floor boards, exposed flagstones, deep skirting boards and cornicing and a beautiful wide staircase with half landings.
- Approached over a gated gravel driveway, a decorative half glazed double door opens on to the entrance hall which leads to the formal reception rooms. The sitting room has deep sash windows with shutters and a fireplace with Clearview wood burning stove. The formal dining room also features deep sash windows with shutters and an open fireplace with marble surround.
- The entrance hall also leads to a ground floor WC and shower room, with shallow steps down to a comfortable family room with Victorian fireplace and a cellar. Opposite the family room is the kitchen which features an oil fired Aga and is fitted with a bespoke Ben Healy installation. A range of base units are finished with granite work surfaces and a contrasting central island unit is topped with oak. There is a separate room used to house dishwashers and store crockery and a most useful pantry/cold store.
- Adjoining the kitchen is a bright breakfast room/garden room with half glazed doors that open on to a paved seating area. Beyond this there is a convenient boot room, WC and vaulted laundry room with storage all of which open on to an enclosed courtyard.



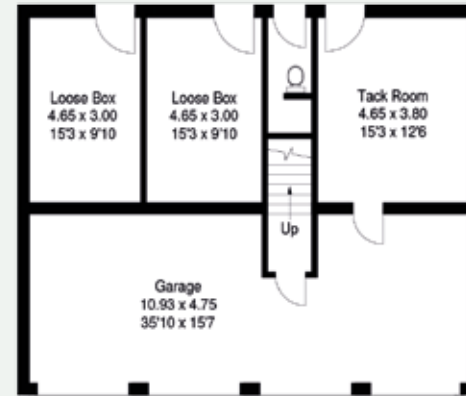




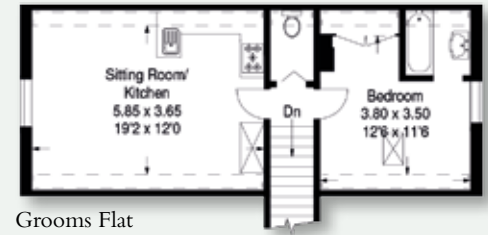


THE OLD RECTORY

Approximate Gross Internal Floor Area
 Main House - 480 sq m (5167 sq ft)
 Garage & Stores - 102 sq m (1098 sq ft)
 Grooms Flat - 50 sq m (538 sq ft)
 Not to scale. For identification purposes only.



Garage



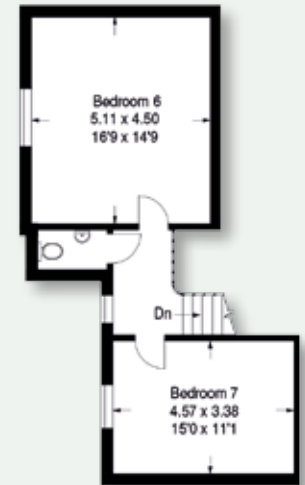
Grooms Flat



Ground Floor



First Floor



Second Floor



The property boasts seven bedrooms arranged over two floors; the principal having a dual aspect, a separate dressing room and an en suite bathroom. The principal guest bedroom has an en suite wet room and the remaining bedrooms have access to wash facilities on each half landing as well as the family bathroom.





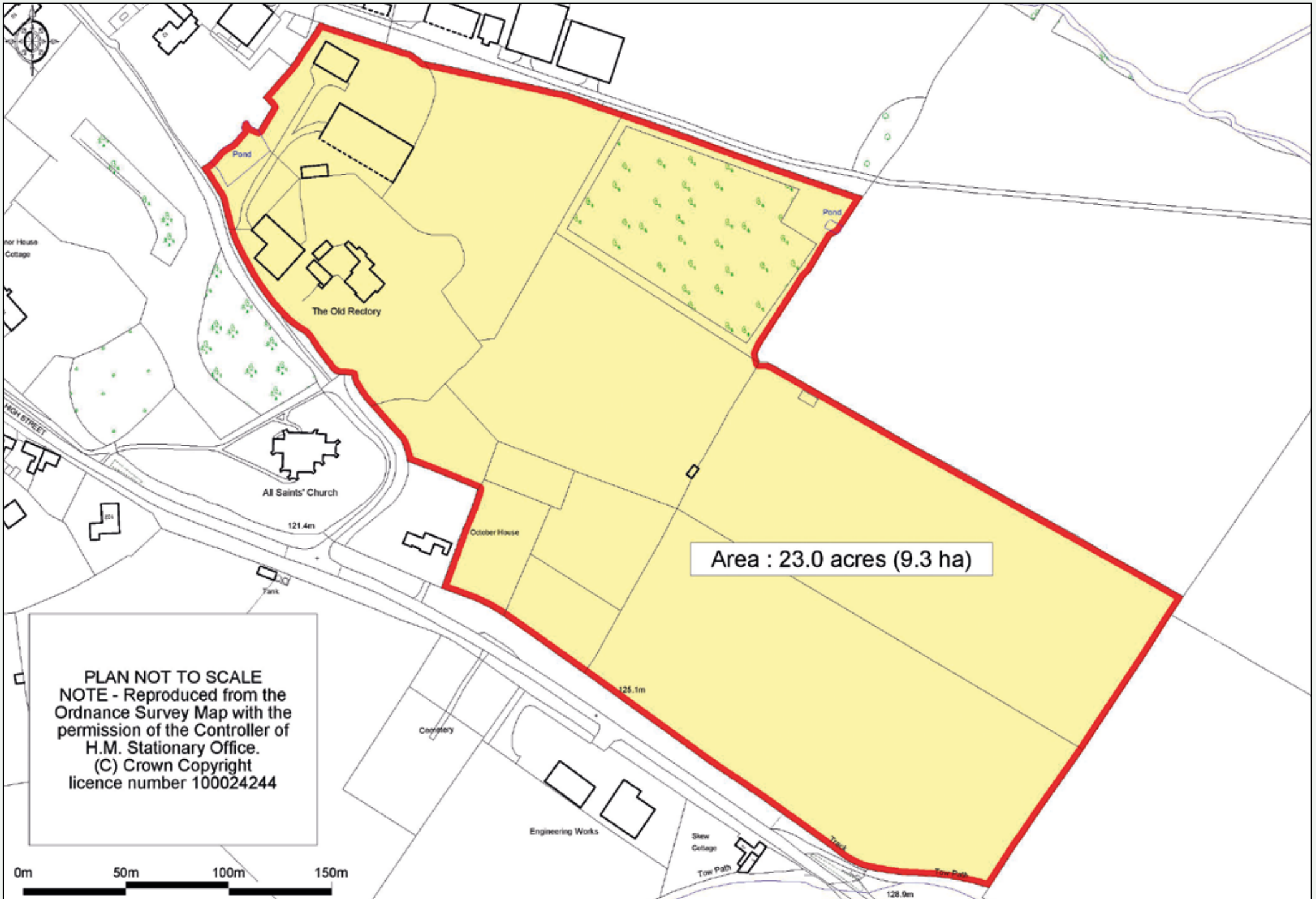


Situated across the cobbled courtyard and above the tack room, garaging and stores is an annexe/groom's flat which could be used for staff or guests. The accommodation comprises a bedroom, bathroom, separate WC and kitchenette / living room with exposed timbers.

Grounds & outbuildings

- Approached through an electric 5 bar gate to a gravelled turning circle, The Old Rectory is surrounded by its gardens, grounds and paddock grazing.
- There is a cobbled inner courtyard with tack room, two loose boxes and a gardeners WC. A former coach house and stores either side are now used for storage and to house garden machinery and recreational items.
- There is separate gated access for farm/equestrian vehicles which leads to a four bay garage and parking area and an American barn beyond with 8 boxes, general barn area/hay store and cattle shed. Beyond this there is a steel portal frame agricultural barn fitted with 19' climbing walls and a separate 42m x 20m covered riding school.





- A heated outdoor swimming pool is partly walled with a decking area for entertaining, changing room with cloakroom.
- A kitchen garden has fruit cages, raised planters, and fruit trees and is connected to the formal gardens by way of a gravel pathway with box hedging.
- Two 5 acre fields with post and rail are watered; additional paddock areas, outdoor school and Willow coppice. Separate road access. Overall land extends approximately 23 acres.

Accommodation

See floor plans.

Directions

From J18 M1, leave the motorway taking the third exit A428 signposted Crick & West Haddon. Take the third exit at the next roundabout and then the first exit immediately thereafter on to Main Road toward Crick. Proceed for approximately half a mile before turning left on to Church Street signposted Yelvetoft. Continue on this road and after approximately two miles, turn right at the junction on to High Street. Proceed along the High Street passing the Butchers & the Post Office and turn left just after All Saints' Church on to Church Drive. Access to the property can be found after a short distance on the right hand side through white 5 bar gate.

From Banbury, take the A361 to Daventry. From Daventry follow the A361 north through Kilsby where you join the A5. Follow the A5 south and take the next turning on the left sign posted to Crick. In Crick follow directions to Yelvetoft. On arriving in Yelvetoft go right at the T junction and proceed along the High Street passing the shop/post office on the right and pub on the left. Turn left down the small road at the top of the hill, immediately after All Saints Church. The entrance to The Old Rectory is at the end of the road through white 5 bar gate..

Services

Mains water and electricity, private drainage, oil fired central heating. The pool is heated by separate oil fired boiler. The annexe has electric night storage heaters and immersion for hot water.

Local Authorities: Daventry District Council Tel: 01327 871100

Council Tax Band: H (main house) A (annexe)

Tenure: Freehold

Postcode: NN6 6LF

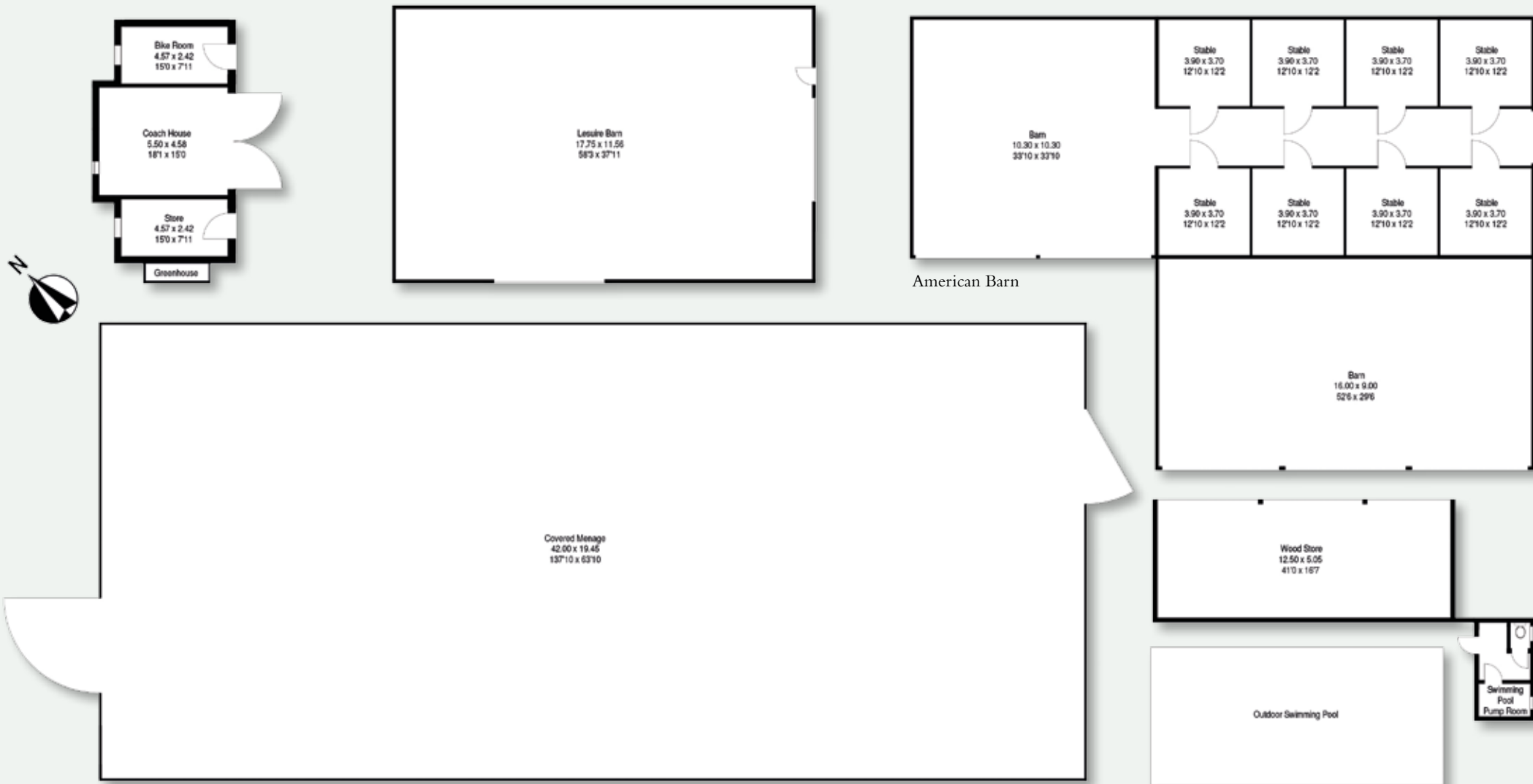
Viewings

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

Fixtures & Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.





Approximate Gross Internal Floor Area
 Outbuildings - 1542 sq m (16598 sq ft)
 (Excluding Greenhouse/Outdoor Swimming Pool)
 Not to scale. For identification purposes only.

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