



The Manor  
High Street | Yelvertoft | NN6 6LF

FINE & COUNTRY

# THE MANOR

*The Manor is a grand and expansive property, combining traditional elegance with modern amenities. This luxurious residence boasts spacious living areas, newly renovated kitchens, stunning en-suite bathrooms, and extensive outdoor facilities, making it an ideal home for both comfort and entertaining.*



# DESCRIPTION

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## Ground Floor

The main kitchen is a modern, spacious area with a large central island and state-of-the-art appliances. Adjacent to it is the chef's kitchen, equipped with professional-grade appliances, perfect for culinary enthusiasts. The dining room is large and elegant, providing ample space for entertaining. The drawing room is grand, featuring a fireplace, ideal for formal gatherings. The snug area is cozy and inviting, perfect for relaxed family time. A utility room is conveniently located near the kitchen, providing additional storage and functionality. Additional utility spaces include a boiler room and pantry. There is also a cloakroom near the entrance for guest use. A cinema/games room is located in the cellar, providing an excellent space for entertainment.

## First Floor

The principal suite is a luxurious master bedroom with a fireplace, leading to a spacious dressing room and an exquisite en-suite bathroom. Bedroom 2 features a centre piece fire place and views to the front. Bedroom 3 is generously sized with beautiful views and features its own en-suite bathroom. Bedroom 4 is spacious and well-lit and also features its own en-suite bathroom. Bedroom 5 is currently used as a study. Bedroom 6 is another comfortable bedroom with great natural light. Bedroom 7, smaller yet cozy is currently used as a library, or is perfect for a guest bedroom.

## Coach House Ground Floor

The sitting room is comfortable and inviting. The dining area is perfect for family meals or casual dining. The kitchen is modern and fully equipped. The office is ideal for a home office or study. The utility room adds extra functionality to the Coach House.

The Double garage attached to the Coach House is currently being used as a gym, it is a spacious area for personal fitness and wellness. Additional rooms provide flexibility for guest accommodation or extra storage.

## Coach House First Floor

Has two double bedrooms and a third inter-connecting bedroom or study and a bathroom with additional storage space.

## Stables

The stables are well-maintained and functional, perfect for equestrian enthusiasts or additional storage needs.

This stunning property, with its grand proportions and luxurious finishes, offers an unparalleled living experience. The combination of historical charm and contemporary upgrades makes The Manor House a truly unique and desirable home.















# SELLER INSIGHT



From the moment we first saw this house, we were captivated by its prime location, being conveniently close to both Rugby and Spratton Hall schools. The charming layout and the expansive gardens also played a significant role in our decision to call this place home.

Living here has been a joy, with the kitchen and patio area quickly becoming our favourite spots. The newly designed garden enhances the open feel and provides extended views, while the double aspect of the master bedroom fills the space with natural light, creating a serene and calming ambiance.

We've put a lot of love into personalizing this home to our taste. We relocated the kitchen, converted the cellar into a cozy cinema room/snug, installed a tennis court, and redesigned the garden. All bathrooms have been replaced, and we've decorated throughout, creating a fresh and welcoming atmosphere.

Yelvertoft is a fantastic community with a friendly, active local pub and regular village activities centered around the village hall. The well-respected primary school, two active churches, and a great butcher/delicatessen add to the village's charm and convenience.

This home has been perfect for hosting family gatherings and celebrations. The dining room and the layout of the ground floor make it ideal for entertaining, and the large garden is perfect for teenage parties.

One of our favourite nearby activities is taking dog walks along the bridleway opposite the house, which leads to picturesque routes, including a lovely walk to Crick and its dog-friendly café. The local butcher/delicatessen is a gem, and Kilworth House, just a 10-minute drive away, offers an impressive open-air theatre experience. Rugby and Northampton are also within easy reach, providing a wide range of entertainment options.

Our daily routines have been well-supported by the functional design of the newly located kitchen, aga room, snug, and utility room, which we use every day. This setup keeps the drawing and dining rooms clutter-free, making them perfect for special occasions.

Natural light floods the home through the new bifold doors in the kitchen, creating a bright and inviting space with beautiful garden views. The patio area benefits from the afternoon and evening sun, making it a wonderful spot to relax. The master bedroom's dual aspect windows enhance its warm and calming ambiance.

The newly laid patio has become an extra room in the summer months, offering a relaxed and attractive outdoor space close to the kitchen. We've significantly improved the planting in this area, making it a delightful place to enjoy the garden views.

We've been fortunate to have friendly and welcoming neighbours. The village offers a variety of activities, and the recently refurbished pub is perfect for a relaxed evening out.

We've made extensive upgrades to this home, including relocating and redesigning the kitchen, updating all bathrooms, redesigning the garden, converting the cellar into a cinema room/snug, installing a tennis court, converting the garage into a gym, and completely redecorating the house.

This home reflects our values and lifestyle perfectly, being ideal for family life and entertaining. We've used high-quality products to ensure the highest specification and finish throughout.

We've created many cherished memories here, hosting numerous family gatherings and celebrations. To future owners, my advice would be to make the most of every area of this beautiful home, as it's perfectly suited for family living and entertaining.\*

\* 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.



















### Outside

Parking Garaging & Stables The Manor is situated in a secluded position on the edge of Yelvertoft village and is surrounded by a variety of trees, which have preservation orders but quite rightly offers the seclusion and privacy expected of a grand country house. That said, you can enjoy the facilities that the village offers as everything is within a few minutes' walk. The Manor has its own gated, private path to the neighbouring All Saints Church, whilst the entrance is via private electric gates, which open out onto a large parking area for guests and family. The 'L shaped' stable block houses five stables, a tack room, wood store and machinery store providing the perfect equestrian facility.

### Gardens & Paddock.

The rear of the property is surrounded to the eastern end and southern side with a variety of raised lawns and intricate stone pathways. A new edition Tennis Court is to the rear of the formal gardens and there is a large terrace that offers a south facing aspect to the rear of the building whilst behind the coach house is an access to the paddock, which can be easily accessed from several other points across the garden. There is new estate and post and rail fencing to the

paddock areas. There is an electric and water supply to the paddocks and access to a bridal path at the eastern boundary.

The gardens are surrounded by a variety of coniferous specimen cedar and other mature trees in well planted areas that shield the house to all sides.



### The Coach House

This was built in 1893 and offers a convenient guest facility or annexe for relatives. It is conveniently located with a large double garage having sliding doors and is currently used as a gymnasium. A cobbled pathway leads to the front entrance door and offers a high degree of late Victorian features including stonework, date stamps and timber framework on a gable end. The accommodation comprises of a sitting room facing the front, entrance hall and a fitted kitchen/breakfast room with four-ring hob, double oven, stainless steel sink and drainer. There is a further room, a bathroom and a utility room. The first floor has the benefit of two double bedrooms and a bathroom. One of the double rooms has access to a large study area which could provide a perfect 'work from home' facility. There is a boiler room and further outbuilding housing the oil storage tanks.





# LOCATION

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Yelvertoft is a charming and vibrant medium-sized village nestled in the picturesque Northamptonshire countryside. Known for its strong sense of community and idyllic setting, Yelvertoft offers an exceptional quality of life. One of the village's crown jewels is its outstanding junior school, consistently ranked among the best in the country, ensuring an excellent start for young learners.

The village is home to three active churches, fostering a rich spiritual and cultural life. For socializing and relaxation, residents enjoy the popular Knightly Arms public house, conveniently located just a few minutes' walk from anywhere in the village.

For families seeking senior schooling options, nearby Guilsborough offers excellent facilities. Additionally, the surrounding area, including Rugby, Northampton, and Coventry, provides a wide array of both state and private educational institutions. Rugby School, a renowned and prestigious institution, stands out for its rich history and exceptional academic and extracurricular programs.

Yelvertoft boasts excellent connectivity, with the A5 just four miles away, linking residents to a superb road network that includes the M1, M6, A5, A14, and A361. For day-to-day shopping, nearby Crick offers convenience, while a wider range of retail options can be found in Northampton, Daventry, or Rugby.

Rugby, in particular, not only offers fantastic shopping and amenities but also provides a Virgin high-speed train service, whisking travelers to London Euston in well under an hour. This makes Yelvertoft an ideal location for those who appreciate a peaceful village life while enjoying easy access to major cities and their myriad attractions.

Living in Yelvertoft means embracing a lifestyle of tranquility, community, and convenience, with the added benefit of proximity to the distinguished Rugby School, making it a truly wonderful place to call home.





# INFORMATION

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## Services

Services Oil fired central heating to both The Manor and the Coach House, broadband, electricity and mains water are connected

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps. If a higher speed is needed, Gigaclear is also available.

Tenure - Freehold

**Directions** - [///interacts.meanders.marching](https://www.interacts.meanders.marching) Post code NN6 6LF

Local Authority: West Northamptonshire Council

Council Tax Band: The Manor H, The Coach House D.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number

Website

For more information visit F&C Microsite Address

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

**The Manor, High Street, Northampton**

Approximate Gross Internal Area

Main House = 6711 Sq Ft/623 Sq M

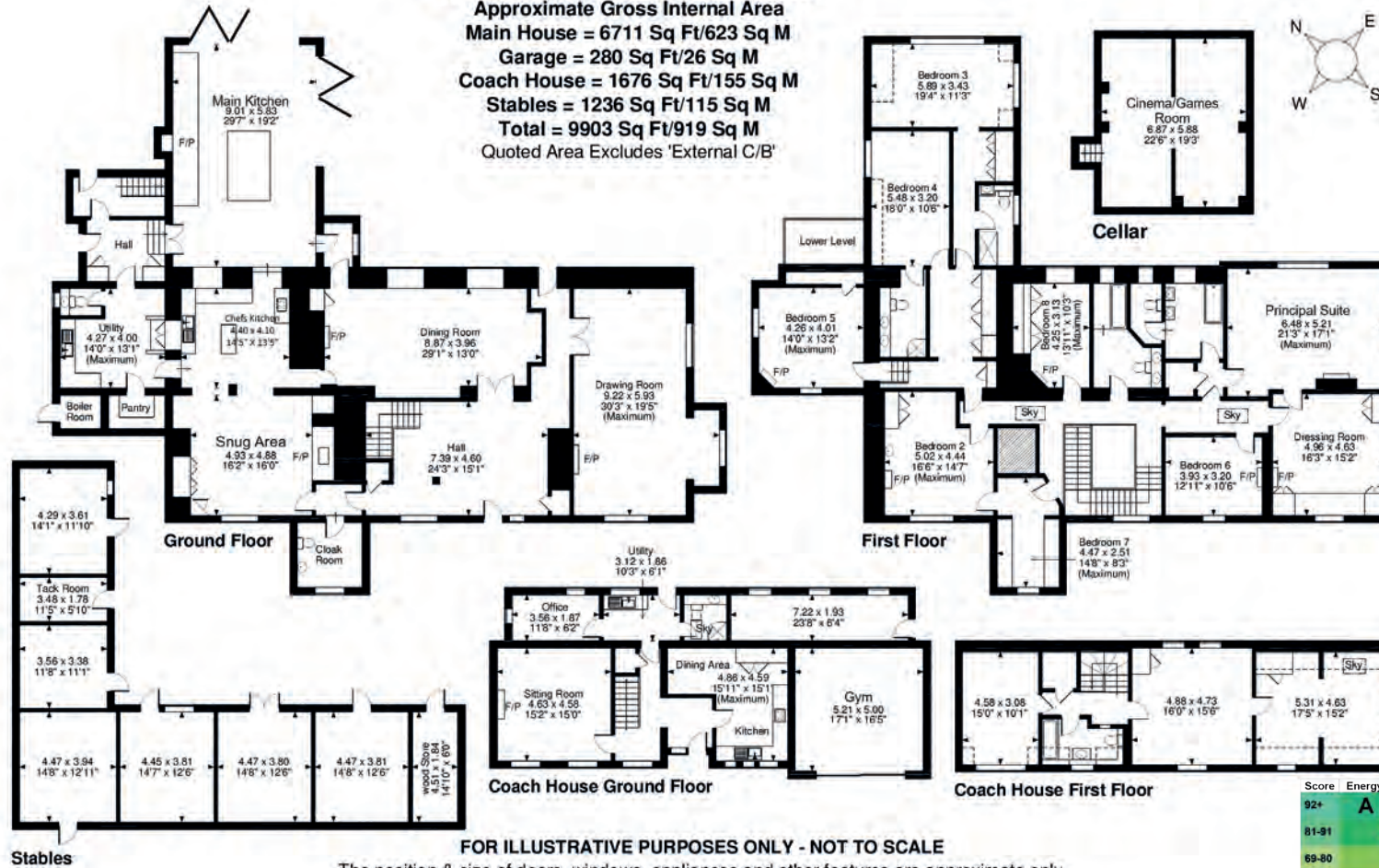
Garage = 280 Sq Ft/26 Sq M

Coach House = 1676 Sq Ft/155 Sq M

Stables = 1236 Sq Ft/115 Sq M

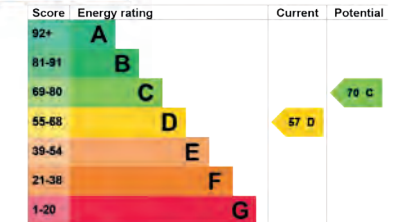
Total = 9903 Sq Ft/919 Sq M

Quoted Area Excludes 'External C/B'



**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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# FINE & COUNTRY

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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.



## GRAHAM LEE

PARTNER AGENT

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Graham has worked in the estate agent industry for two decades. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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