



Swinertons House
Yelvertoft | Northampton | Northamptonshire | NN6 6LS

SWINNERTONS HOUSE

A charming Grade II listed home with original features including beams, inglenook fireplace, vaulted ceilings, and a stunning kitchen. Includes 5 beds, 3 baths, outbuildings, pool, 3 bedroom barn conversion, stable annex, garage, and private gardens.



KEY FEATURES

Tucked away off Swinnerton's Lane, this charming home welcomes you with character and warmth. You enter into a beautiful entrance hall with flagstone flooring and a handy cloakroom nearby.

The living room is bright and inviting, centred around a cast iron multi-fuel stove, with French doors opening to the garden. The sitting room offers a cosy retreat with its impressive inglenook fireplace and original oak features. A separate study provides a quiet space for work or reading.

The heart of the home is the stunning kitchen, recently refitted with granite worktops, an oil-fired 4 oven AGA and integrated appliances. It flows into a light-filled family area with French doors leading outside. There's also a spacious utility room and secondary staircase that leads to the master suite.

Upstairs, the main bedroom is a relaxing sanctuary with vaulted ceilings and exposed beams, a dressing area, and en-suite. Three more double bedrooms, a family bathroom and additional shower room offer ample space for family and guests. The second floor reveals another bedroom and two attic rooms, perfect for hobbies or storage.

Outside, the home opens to a gravel driveway and garage, leading to a central courtyard with a heated swimming pool and several beautifully maintained outbuildings. These include a three-bedroom barn conversion, stable annexe, and a variety of storage barns and workshops.

The barn, ideal for multi-generational living, features a vaulted ceiling living area, well-equipped kitchen, mezzanine, study, and three bedrooms, all finished to a high standard. A lovely terrace connects the barn to the main courtyard.

The gardens are generous, private, and beautifully landscaped—an idyllic setting for family life, entertaining, and relaxing.















SELLER INSIGHT

When we first “ discovered this home, it was the sense of space that captured our hearts. We were searching for somewhere that could comfortably accommodate our growing young family — and this house offered exactly that. The generous garden, the peaceful village setting, and the promise of potential were all part of its charm. One of the most exciting aspects was the derelict barn, which we converted in 2005. The swimming pool was a delightful bonus, and the ability for the children to walk to the local primary school, or catch a bus to the secondary school, made daily life wonderfully straightforward. We also appreciated the variety of well-regarded schools in the surrounding area.

This has been an incredibly sociable house. It's welcomed everything from birthday celebrations to family Christmases, with plenty of room for friends and extended family to gather. One of the things we've always loved is how private it feels — despite being nestled among other homes, there's no passing traffic, and the peace and seclusion are surprisingly rare for a property within a village.

Over the years, we've made the home truly our own. We transformed the former dining room into a snug complete with a wood-burning stove — it's our favourite retreat during the winter months. The dining area off the kitchen has become a central hub for family meals and entertaining. It comfortably seats ten, but during big family parties, we managed to host up to twenty-four for dinner — with ease! The main bedroom, which we created above the garage, is a tranquil sanctuary — flooded with light, it features a vaulted ceiling and has always felt like a calm, restorative space.

Yelvertoft itself is a remarkably warm and vibrant community. There's always something happening — whether it's clubs, societies, or social events like the Last Saturday café at the village hall. The pub is excellent, the deli a real treat, and we're lucky to have three churches and a truly supportive local network. It feels very safe here, and neighbours genuinely look out for one another.

Our home has been the backdrop for many wonderful memories. We've thrown everything from pool parties and BBQs to village events like the safari supper. One summer, we even hosted a family wedding reception in a marquee in the garden, following the ceremony in the church just down the lane.

The outdoor space is something we've always enjoyed. The garden is large enough for impromptu games of football and rugby, and over the years it's also been home to chickens, rabbits, and guinea pigs. There's even a small orchard. At the front, the courtyard around the pool evokes the atmosphere of a French gîte — it's perfect for long afternoons in the sun.

We've also cherished being so well-connected here. The proximity to major road networks has been invaluable, and we're just 48 minutes by train from London. With three airports nearby — and Heathrow not too far — it's made travel remarkably easy. Locally, we enjoy canal walks and kayaking, and we're regulars at cafés like Pickle & Pie in Crick and The Tuning Fork in Houlton. There's also a wealth of wellbeing opportunities nearby, from yoga and Pilates classes to peaceful visits to the Buddhist Centre at Thornby Hall and an excellent new David Lloyd health club between Crick and Rugby.

The natural light is another lovely feature — it shifts beautifully throughout the day, lending each room its own character and atmosphere. In winter, the house feels cosy and inviting, in summer, bright and expansive.

We've kept the property well maintained, with the exterior woodwork recently painted and windows replaced or repaired when necessary.

This home has supported every aspect of our lifestyle. It's spacious enough to accommodate hobbies, family visits, and all the practicalities of daily life — including ample parking. It has offered us comfort, freedom, and community in equal measure.

Some of our most treasured memories have been made here — from welcoming our baby daughter home for the first time, to marking life's milestones surrounded by those we love. For anyone stepping into this home next, we'd simply say: enjoy the space and all the possibilities it brings. This is a house made for living well.*

* 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.















LOCATION

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 successful primary school, 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, the pub offers a real hub to the community with well attended events.

There are two very well-regarded preparatory schools locally, Spratton Hall and Bilton Grange, both offering education from reception to year 8.

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. There are girls and boys Grammer schools in Rugby accessed via 11 plus entry. Rugby School, a renowned and prestigious institution, stands out for its rich history and exceptional academic and extracurricular programs. is only a 15 minute drive away.

Yelvertoft boasts excellent connectivity, there is a superb road network that includes the M1, M6, A5, A14, and A361 all within 5 minutes. For day-to-day shopping, nearby Crick offers convenience and local farm shops including the historic and excellent Manor Farm at Catthorpe provide local produce 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 an Avanti West Coast high-speed train service whisking travellers 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 tranquillity, community, and convenience, with the added benefit of proximity to the distinguished Rugby School, making it a truly wonderful place to call home.



INFORMATION



Services, Utilities & Property Information

Tenure - Freehold

EPC Rating - Exempt

Council Tax Band - Main House - G, The Barn - B.

Local Authority - West Northamptonshire Council.

Property Construction - Standard - Brick and Slate.

Electricity Supply - Mains Electrical Supply.

Water Supply - Mains Water Supply.

Drainage and Sewerage - Mains Drainage and Sewerage.

Heating - Oil Fired Central Heating. The AGA heats the hot water on a separate circuit. There will be maintenance costs involved, please speak with the agent for further information.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

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

Parking - Large single Garage/ Workshop and off-road parking for 6 vehicles.

Special Notes

The property is Grade II Listed. Buyers are advised to make their own enquiries regarding any historic alterations and compliance with relevant regulations. The vendor notes that the rear section of the main house roof is made of asbestos tiles. We recommend a buyer appoints an accredited surveyor to carry out an asbestos survey. Non-standard construction details - some rear walls of The Barn are of cob construction. The property is classed as high risk for flooding and last experienced flooding in March 2016, affecting all ground floor areas. The source was river water. Since then, flood defences have been installed across the front of the property.

Directions

What Three Words: change.defeated.etchings
Postcode: NN6 6LS

Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours

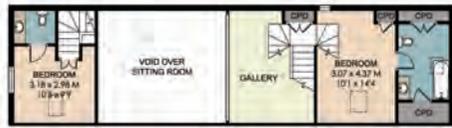
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



SWINNERTONS HOUSE, SWINNERTONS HOUSE, YELVERTOFT, NN6 6LS



BARN
FIRST FLOOR



BARN
GROUND FLOOR



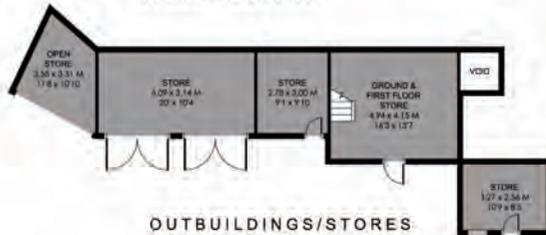
SECOND FLOOR



FIRST FLOOR



STABLE ANNEXE



OUTBUILDINGS/STORES



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 4363 sq ft, 405m²
 BARN : 1647 sq ft, 153m²
 STABLE ANNEXE : 735 sq ft, 68m²
 OUTBUILDINGS : 715 sq ft, 66m²
 TOTAL AREA: 7460 sq ft, 693m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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GRAHAM LEE

PARTNER AGENT

Fine & Country
07773 372667
rugby@fineandcountry.com

With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

