



Rowan House, 34 Ashwells Lane, Yelvertoft, Northamptonshire, NN6 6LW

HOWKINS &
HARRISON



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34 Ashwells Lane, Yelvertoft,
Northamptonshire, NN6 6LW

Guide Price: £775,000

Nestled in the charming village of Yelvertoft, Northamptonshire, this impressive five-bedroom detached property offers a perfect blend of space and comfort. Set on a substantial plot, which extends to 0.29 acres, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly its generous living areas, ideal for family gatherings and entertaining. There are also five well proportioned bedrooms and three bathrooms. In addition to its spacious interior, the property features a double garage and ample parking for several vehicles.

Features

- Sought after village location
- Kitchen/breakfast room
- Three reception rooms
- Five well proportioned bedrooms
- Principal bedroom with en-suite
- Three bathrooms
- Study
- Utility room
- Downstairs cloakroom
- Substantial 0.29 acre plot
- Generous and beautifully maintained garden
- Double garage and ample driveway parking



Location

Yelvertoft is an attractive village surrounded by undulating Northamptonshire countryside. It is close to the nearby towns of Rugby, Lutterworth, Daventry and Northampton. Within the village is an award-winning delicatessen, an excellent primary school and a public house, The Knightley Arms. Yelvertoft falls in the catchment area for Guilsborough Academy secondary school. There is also a wide range of independent schools in the area, including the world-renowned Rugby School, Bilton Grange Preparatory School, Spratton Hall, and Maidwell Hall. Yelvertoft is well positioned for the commuter with excellent road networks linking to the M1, M6 and A14 and transport links, with Rugby and Northampton Railway Stations being easily accessible.



Ground Floor

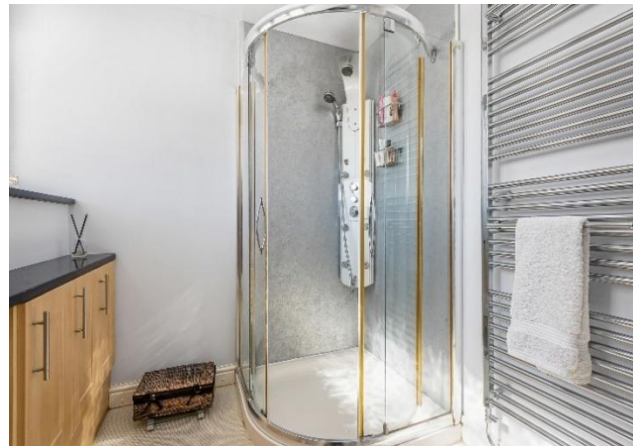
Enter into a welcoming and spacious entrance hall, beautifully finished with decorative coving and a dado rail, setting the tone for this well-presented family home. Stairs rise to the first floor and doors lead to the ground floor accommodation and a useful understairs cupboard. To the front, a versatile dining room—currently used as a games room—features a large bay window, allowing plenty of natural light and offering an attractive outlook. To the rear, the generous living room enjoys views over the garden, with windows to the side and French doors opening onto the patio, creating a bright and airy living space. A charming white washed brick fireplace with inset log burner and flagstone hearth provides a warm and inviting focal point. This room flows seamlessly through an archway into an additional seating area, ideal for relaxing or entertaining. From here, a door leads to a well-appointed study, fitted with stylish ceramic wood-effect flooring and comprehensive office furniture including cupboards, drawers, dual desk areas and shelving. With a pleasant garden outlook, this room offers an ideal work-from-home environment. Further accommodation includes a family room with wooden flooring and access to a large storage cupboard. An inner hallway with attractive ceramic tiled flooring leads to a modern cloakroom, fitted with a wash hand basin, metro tiling and WC. A further corridor provides internal access to the double garage and offers a practical space for coats and shoes. The kitchen/breakfast room is well-equipped with a range of oak and cream shaker-style units, including an array of cupboards, drawers and display cabinets, complemented by ample work surfaces and tiled splashbacks. There is space and plumbing for a range-style cooker, dishwasher and fridge/freezer. The kitchen opens out to a dining area where patio doors lead out to the rear garden, perfect for indoor-outdoor living. A spacious utility room completes the ground floor, offering additional storage with wall and base units, work surfaces, and space and plumbing for appliances, along with a door providing convenient side access.





First Floor

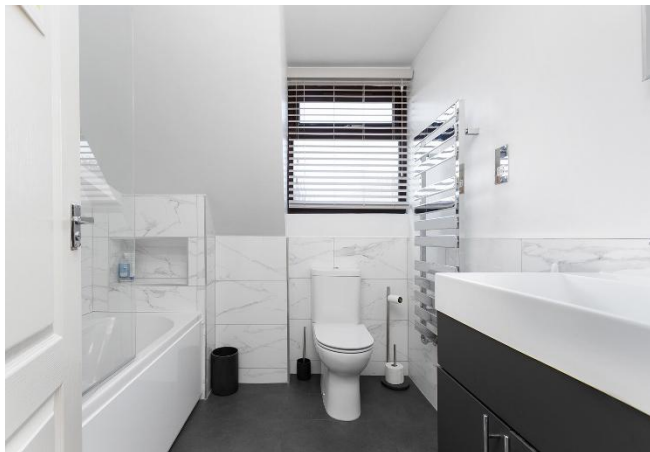
A spacious galleried landing, flooded with natural light from an overhead window, creates an impressive central feature and offers an ideal space for a reading or library area. From here, doors lead to five well-proportioned bedrooms and two stylish bathrooms, with the added benefit of a useful linen cupboard. The principal bedroom is particularly generous in size and enjoys an attractive front aspect as well as being dual aspect with a second window also looking out to the side of the house. It benefits from fitted wardrobes along one wall as well as a separate walk-in wardrobe, providing excellent storage. The en-suite is well-appointed, featuring a contemporary shower enclosure with jacuzzi jets, rainfall and handheld shower options, complemented by easy-clean panels. A pedestal wash hand basin with fitted mirror sits alongside a vanity unit with granite worktop incorporating a WC. The luxury family bathroom has been beautifully updated in a modern style, featuring a freestanding bath with a floor-mounted mixer tap and handheld shower. Additional features include part-tiled walls, a decorative mosaic shelf detail, a vanity unit with inset basin, WC, and a fully tiled shower enclosure with both rainfall and handheld shower fittings. Bedroom two is a spacious double room overlooking the rear garden, complete with fitted wardrobes to two walls and a useful alcove with fitted desk. A further double bedroom also enjoys a rear aspect, while an additional double room is positioned opposite. Bedroom three is currently utilised as a home office, offering flexibility to suit a variety of lifestyle needs. A secondary bathroom, accessed via a step, has been recently updated and includes stylish marble-effect tiling, a sleek high-gloss vanity unit with inset basin, heated towel rail, bath with shower over and glass screen, and WC.





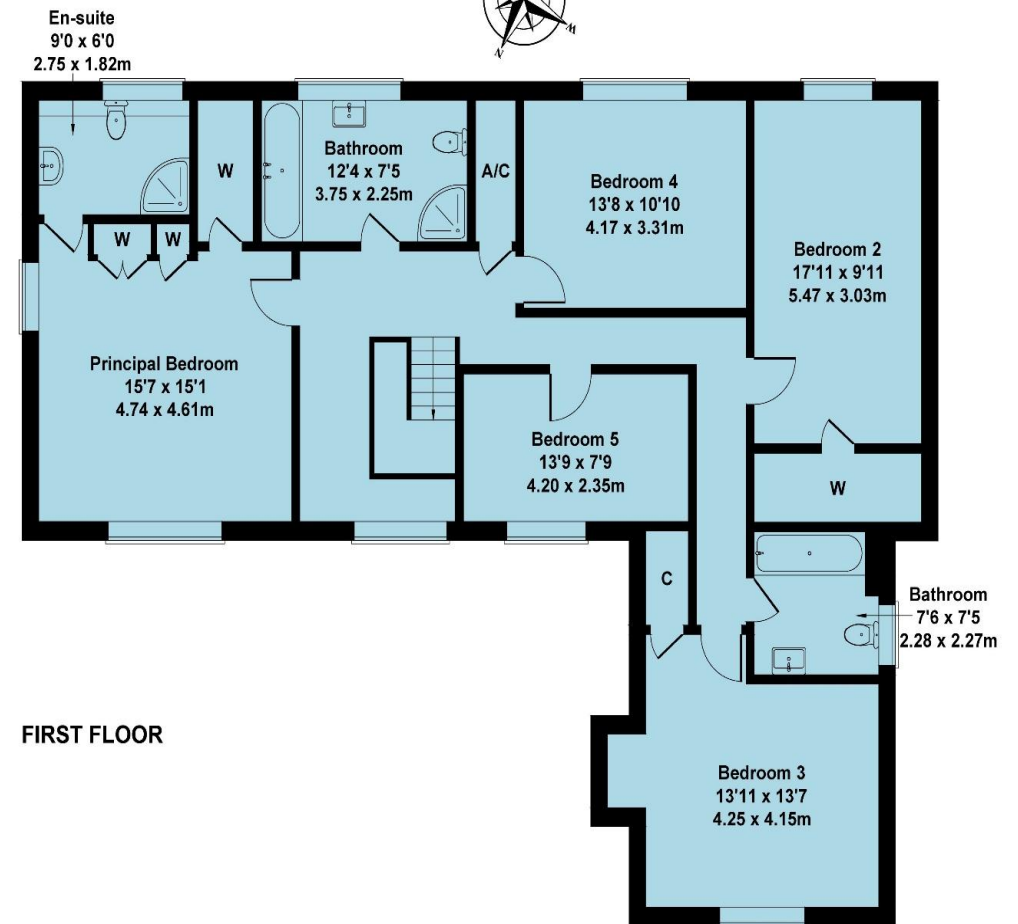
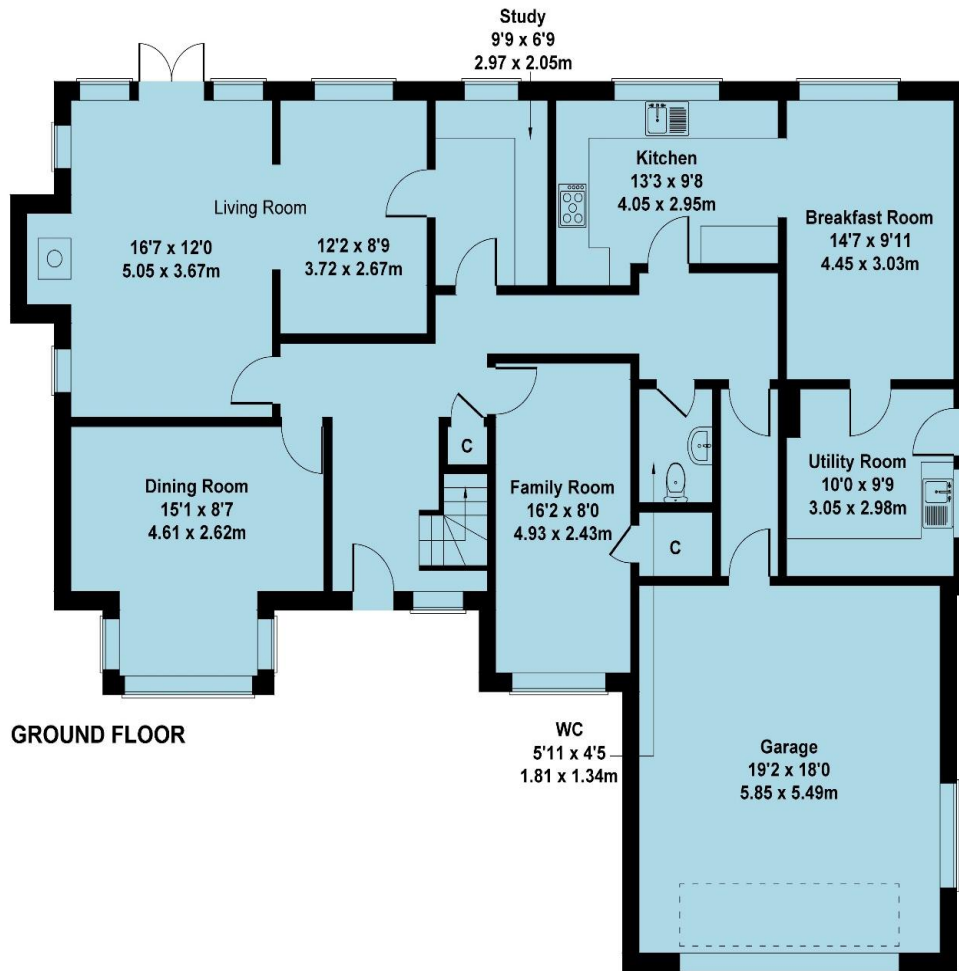
Outside

To the front of the property there is a large pebbled driveway with parking for numerous vehicles in front of an electrically operated double garage. There is a lawn area to the side of the property and borders with established shrubs and trees. A side gate provides access to the established and beautifully maintained rear garden which is 0.17 acres, with the total plot extending to 0.29 acres, and is mainly laid to lawn with a large patio which extends across the rear and to the side of the property, making an ideal outdoor dining, relaxing and entertaining space. There are various established fruit trees including apple, plum and pear, along with blackberry and gooseberry bushes. A vegetable garden has raised beds, poly tunnels, green house and garden shed. There are raised sleeper edged beds, a pergola with patio below and an ornamental circular patio providing several areas for al fresco dining. The garden has established borders planted with a variety of seasonal plants including tulips, daffodils and bluebells in the Spring and Summer roses. The garden is bound by a combination of attractive trellis and willow screening and close board fencing.

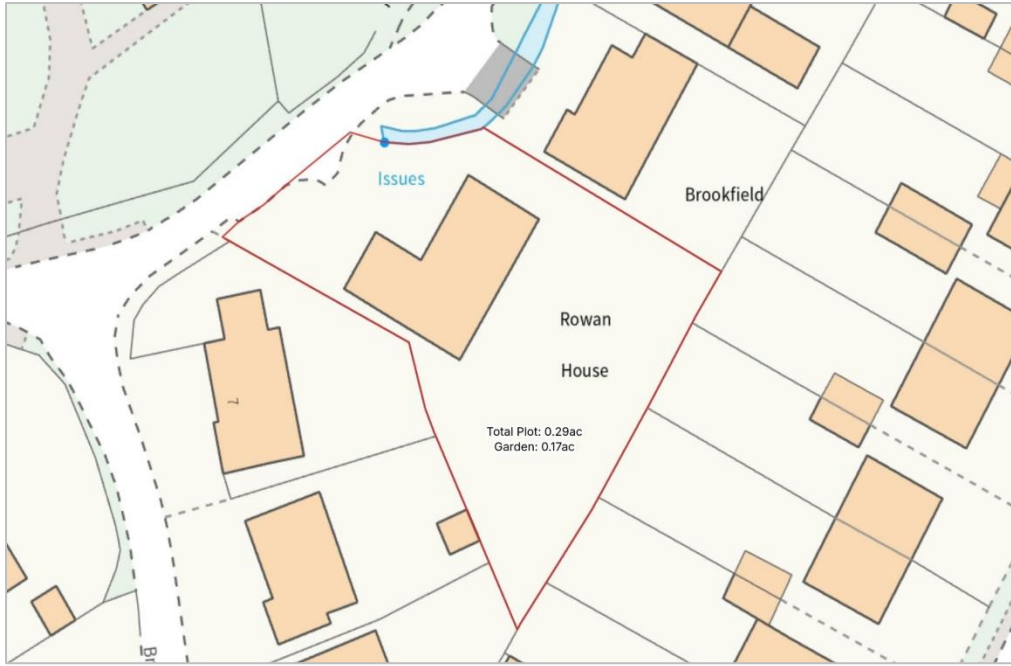


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Approximate Gross Internal Area
3229 sq ft - 300 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

West Northamptonshire Council. Tel:0300 126 7000
Council Tax Band – F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(65-68)	D		
(55-64)	E	60	72
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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