



5 Yelvertoft Road
West Haddon | Northamptonshire | NN6 7BA

 FINE & COUNTRY

5 YELVERTOFT ROAD





KEY FEATURES

An Exceptional Five-Bedroom Family Residence with Countryside Views

Occupying a generous position with ample off-road parking and a double garage, this beautifully presented five-bedroom detached home offers over 1,750 sq. ft. of versatile accommodation, perfectly suited to modern family living.

A sweeping driveway leads to the property, where parking is available for up to six vehicles in addition to the integral double garage. The welcoming entrance porch opens into a spacious reception hall, setting the tone for the quality and space that unfolds throughout the home.

At the heart of the property lies a stunning Fraser James kitchen and dining room, thoughtfully redesigned to create an impressive space for both everyday family life and entertaining. Finished to an exceptional standard, the kitchen features an extensive range of contemporary cabinetry, quality integrated appliances including a Smeg American-style fridge freezer, double oven, stylish work surfaces, a feature mixer tap, and a practical walk-in pantry. Two large front-facing windows fill the room with natural light, creating a bright and inviting atmosphere.

The generously proportioned lounge provides an elegant yet comfortable retreat. A beautiful bay window overlooks the rear aspect, whilst French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living during the warmer months.

Additional ground floor accommodation includes a practical utility room with access to both the rear garden and the double garage, together with a conveniently positioned cloakroom comprising a low-level WC and wash hand basin.

The first floor continues to impress, offering five well-appointed bedrooms and a contemporary family bathroom. The principal suite is particularly noteworthy, providing a luxurious sanctuary complete with a spacious walk-in dressing room, a beautifully appointed four-piece en-suite bathroom and a charming Juliet balcony. From here, far-reaching views can be enjoyed across the rear garden and the open countryside beyond, creating a wonderful sense of peace and privacy.







SELLER INSIGHT

“ When we first discovered this home, it was the setting that captured our hearts. Positioned on the edge of one of Northamptonshire's most charming villages, the property enjoys glorious countryside views to both the front and rear, a generous driveway, and a wonderful sense of space. Although the house required complete modernisation at the time, we immediately recognised the opportunity to create something truly special—a forever family home tailored to the way we wanted to live.

Over the years, we have undertaken an extensive programme of refurbishment, extension and landscaping, transforming the property into the home we had always imagined. At the heart of the house is the beautifully crafted Fraser James oak kitchen, which remains every bit as impressive today as when it was installed. By combining the kitchen and dining areas, we created a sociable and practical space that works equally well for busy family life as it does for entertaining on a larger scale.

One of our proudest achievements was creating the principal bedroom suite. Occupying its own dedicated wing, it features a vaulted ceiling, French doors opening onto countryside views, a luxurious en-suite bathroom with freestanding bath, and a separate dressing room. It has become our own private retreat at the end of each day.

The property has evolved with our family's needs. The extension over the garage allowed us to create additional bedroom accommodation, including a second en-suite, a dedicated home office, and numerous thoughtful upgrades throughout the house, from the oak balustrade and modern lighting to the log burner, electric garage door and EV charging point.

Outside, the gardens have become an extension of our living space. The south-facing rear garden was completely reimagined to create a series of distinct outdoor areas designed for relaxation and entertaining. Porcelain terraces flow between a sunken dining area and a covered pergola lounge, enhanced by atmospheric LED lighting, raised flower beds and outdoor heating. Whether enjoying a quiet morning coffee, a summer barbecue, or an evening gathering with friends, the garden provides the perfect backdrop throughout the seasons.

In fact, some of our happiest memories have been created here. The most memorable was undoubtedly hosting our wedding reception at the property in 2022. After marrying in the village church, around seventy family and friends walked back to the house to celebrate beneath a marquee in the garden, with live music under the pergola later that evening. It remains a day we will never forget. Equally special have been the occasions when we gathered multiple generations of our family together, filling the house and garden with laughter and creating memories that will stay with us forever.

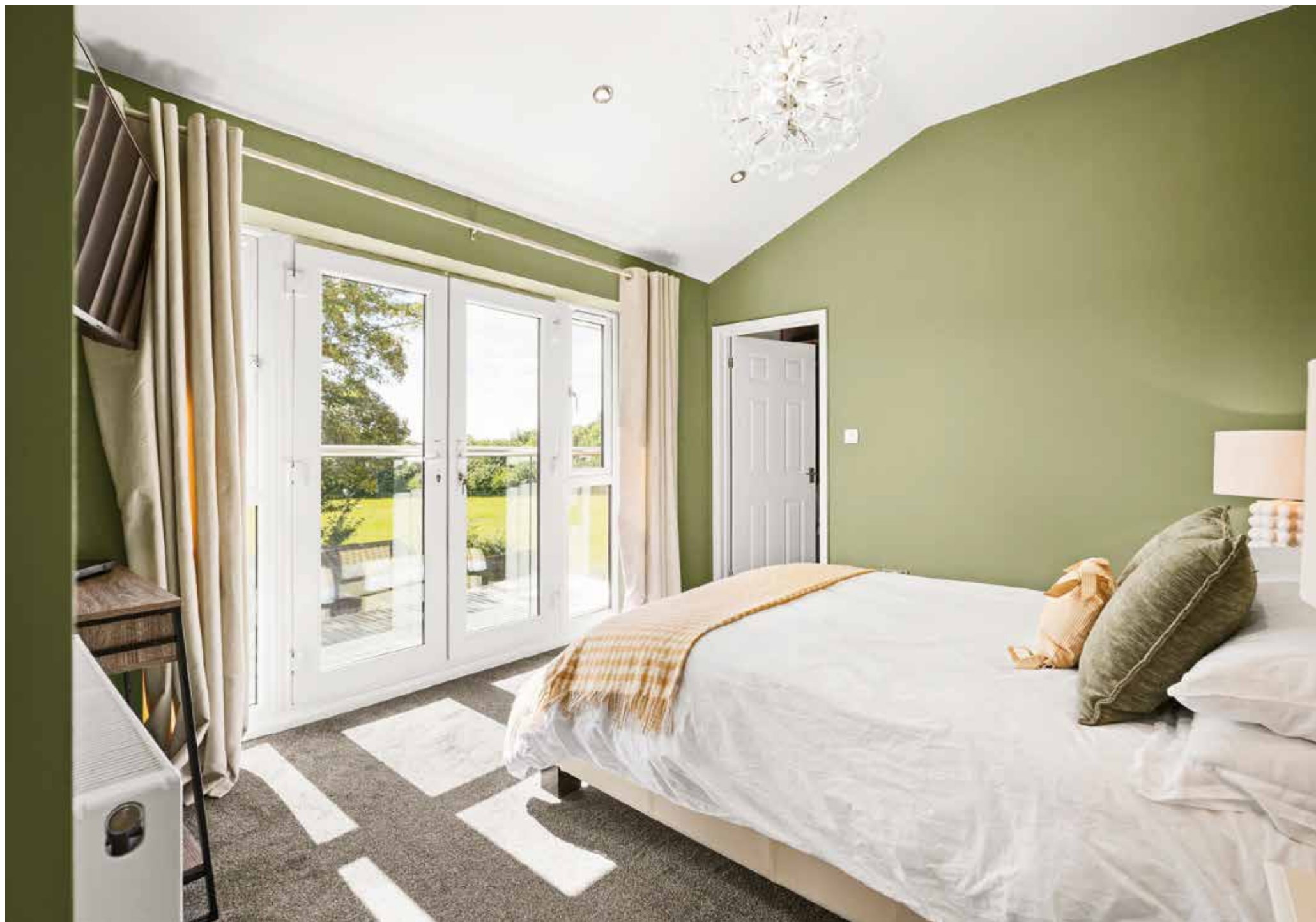
Life in West Haddon has been every bit as rewarding as life within the home itself. The village has a genuine sense of community, with a wonderful calendar of events that brings residents together throughout the year. The annual Wassail celebration, summer beer festival and spectacular fireworks evening are all highlights, while the thriving sports clubs offer opportunities for every age group. The village pubs are welcoming and friendly, serving excellent food, and the local shop is a valuable convenience that always seems to be open when needed.*

* 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.

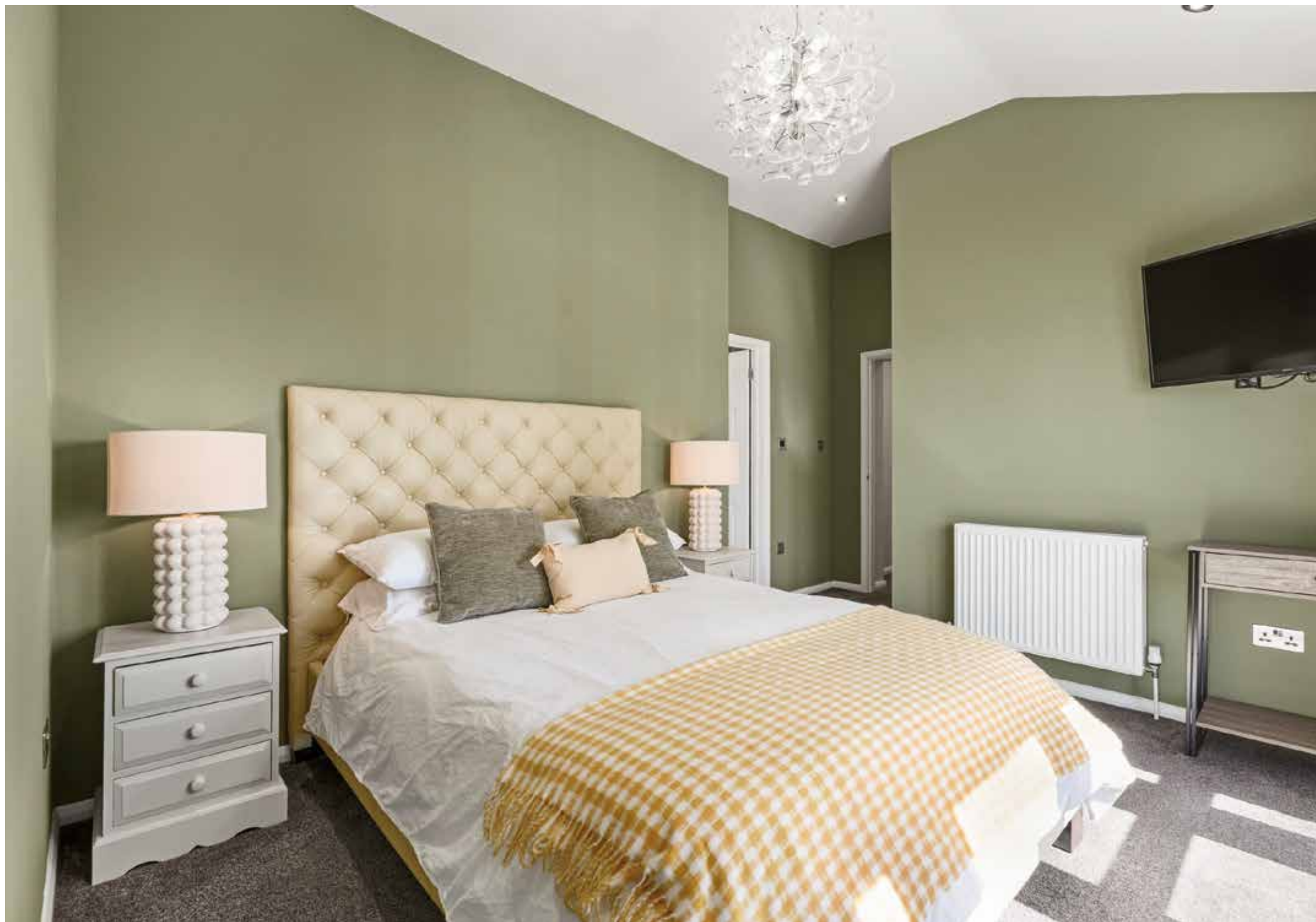
















KEY FEATURES

Outside, the rear garden offers an excellent setting for family life, entertaining and relaxation, whilst the uninterrupted rural outlook provides a picturesque backdrop throughout the seasons. Combining substantial living space, high-quality finishes and delightful countryside views, this exceptional home presents a rare opportunity to acquire a beautifully upgraded family residence in a highly desirable setting.









LOCATION

Surrounded by the rolling Northamptonshire countryside, the highly regarded village of West Haddon offers an enviable blend of rural charm and modern convenience. Renowned for its strong sense of community, attractive period properties and excellent local amenities, it is easy to understand why so many people choose to call this thriving village home.

Families are particularly well catered for, with the well-respected West Haddon Primary School located within the village and a number of highly regarded secondary schools available in the surrounding area. The village itself boasts a selection of everyday amenities including a village shop, public houses, a church and a variety of local clubs and societies, creating a wonderful community atmosphere.

Despite its peaceful setting, West Haddon is exceptionally well connected. The nearby M1 motorway (Junction 18) provides convenient access to Northampton, Leicester, Milton Keynes and beyond, making it an ideal location for commuters. Rail services are equally impressive, with Long Buckby station approximately 10 minutes away offering regular services to London Euston in around 75 minutes. For those seeking even faster connections, Rugby station provides direct services to London Euston in approximately 50 minutes, as well as routes to Birmingham and the North West.

Combining countryside living with outstanding transport links and excellent schooling, West Haddon represents the very best of village life – a place where neighbours become friends, children can enjoy an idyllic upbringing and residents can embrace a more relaxed pace of life without compromising on convenience.



INFORMATION



Services, Utilities & Property Information

EPC Rating – D

Council Tax Band – E

Local Authority – West Northamptonshire Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Oil fired central heating

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

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

Parking – Garage and driveway parking. Access to an Electric Vehicle (EV) charging point.

Special Notes – The property is subject to restrictive covenants, rights and easements. Please contact the agent for more information.

Total Internal Floor Area – 1789 sq ft

Directions

What Three Words: ///glossed.grad.feelers

Postcode: NN6 7BA

Viewing Arrangements

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

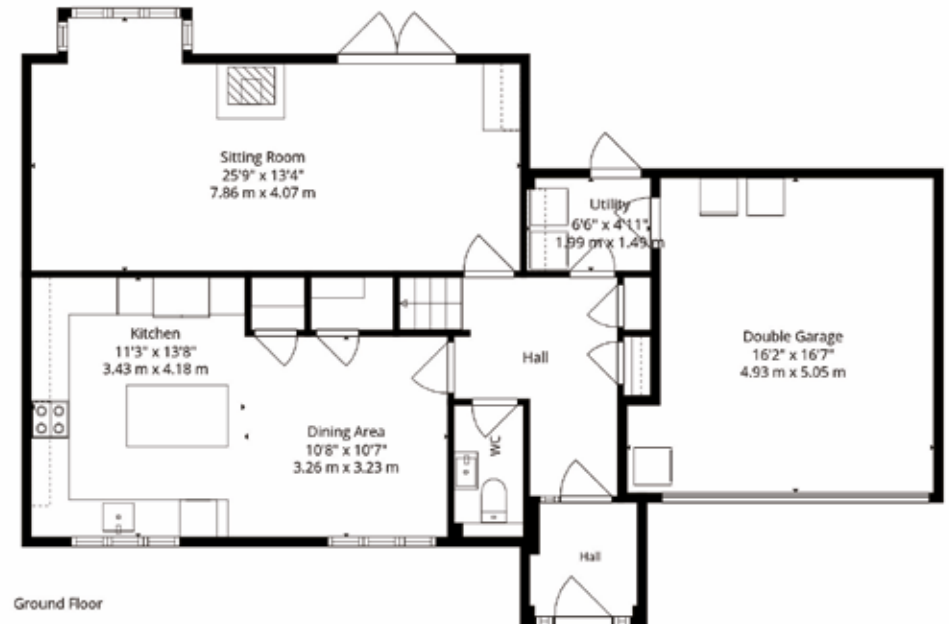
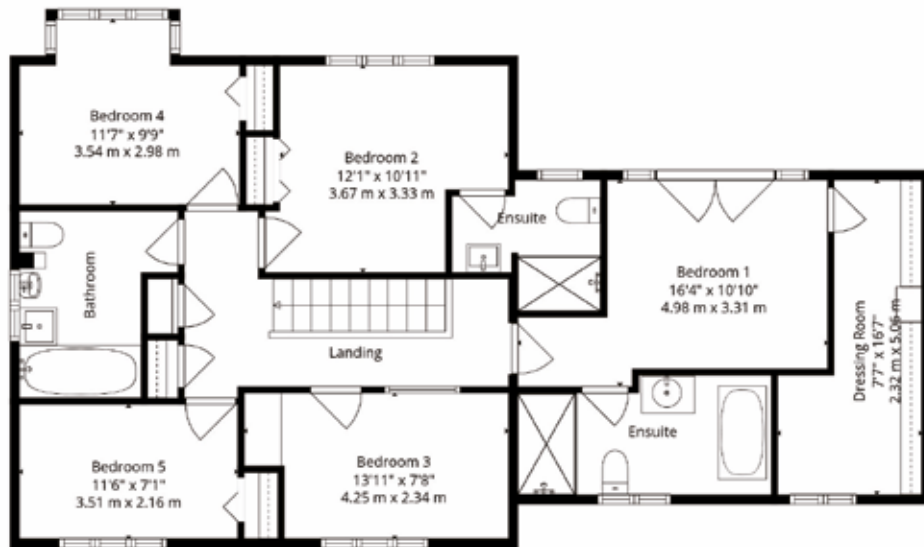
Website

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Total: 1789 sq. Ft, 166 m²

Ground Floor: 769 sq. Ft, 71 M², 1st Floor: 1020 sq. Ft, 95 m²

Excluded Areas: Double Garage: 247 sq. Ft, 23 M², Utility: 32 sq. Ft, 3 M², Walls: 165 sq. Ft, 15 m²

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

**Property
Redress**



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed

FINE & COUNTRY



FINE & COUNTRY

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.

We value the little things that make a home



GRAHAM LEE
PARTNER AGENT

Fine & Country
07773 372667
graham.lee@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.

”

“Graham Lee from fine & Country kept us sane when we were selling our house. During the pandemic we had to sell our lovely home that we had lived in for 25 years and which we were so attached too. Graham took the stress and strain from us from the moment we met him to the day we moved out. A lot of our friends who have put their houses on the market found it so stressful.... but it felt like a walk in the park for us.

Graham was an absolute delight to deal with and was there on hand anytime day or evening. If we were to sell again, he would be our go to estate agent - highest integrity and amazing personal skills.”

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

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

