



Barbery Farm

6 Kings Lane | Yelvertoft | Northampton | Northamptonshire | NN6 6LX

 FINE & COUNTRY

BARBERY FARM





KEY FEATURES

Barbery Farmhouse is a striking and imposing Grade II listed farmhouse situated down a quiet lane in the desirable Northamptonshire village of Yelvertoft. The property offers substantial accommodation arranged over three storeys, combining a wealth of historic character with space suited to modern family living.

The farmhouse provides six well-proportioned bedrooms and three bathrooms, complemented by three reception rooms and a traditional farmhouse kitchen with Aga. Character features include stone mullion windows, exposed ceiling timbers, original fireplaces and an original planked entrance door, many of the rooms enjoy delightful views across the gardens and surrounding land.

Externally, the property benefits from mature gardens, a gated drive with extensive parking, a stable block, useful outbuildings and approximately three acres of gardens and paddock land, making it particularly appealing for those with equestrian or smallholding interests.

Ground Floor

The property is entered through an original entrance porch with attractive planked door, providing access to both the kitchen and sitting room.

The sitting room features an open fire with exposed brick surround and hearth, exposed ceiling timbers and a window seat overlooking the front aspect. A door leads to the inner hallway and a further door opens into the snug, which enjoys windows to both front and side elevations, an inset log burner, exposed ceiling timbers and window seats.

To the rear of the house is a large formal dining room with windows to the side and rear aspects and a door providing direct access to the patio areas.

The inner hall features a characterful dog-leg staircase with turned balusters, believed to date back to the 17th century.

An inner lobby provides a ground floor wet room, ideal for country living and muddy boots or dogs, together with a utility room that offers access to a small rear patio.

The farmhouse-style kitchen is fitted with Shaker-style units and a terracotta tiled floor, complemented by exposed ceiling timbers. A chimney breast houses a twin-plate Aga with single electric oven and four-ring gas hob, while a window seat overlooks the frontage.











SELLER INSIGHT

“ We moved to Barbery Farm over thirty years ago, we already lived in Yelvertoft but needed somewhere with more space and land, we had tried to buy the property several years before because we had fallen in love with it but had been gazumped whilst away on holiday. However it eventually did come to us having been lovingly restored.

The Fruit cage, vegetable plot and orchard were added by us and it has been a joy to have our own fresh fruit and veg.

We love all the Jacobean features and the fact that the house has so much history and has been enjoyed by families for so many generations. It has suited us so well; somewhere for all our dogs, horses, chicken ducks and cats, outside space for children and grandchildren to ride, play, build dens and grow in. Plenty of bedrooms and a warm family kitchen for family meals and games and a large dining room for our more formal parties. We had parties outside in the field too, in various marquees for eighteenth, twenty first and fiftieth birthdays; we even had a Helter-Skelter for that one.

We have also had Pony club rallies in the field and stables and the WI have had Archery, Metal Detecting and Pruning courses as well as summer garden parties and a cookery course.

We are lucky to be close to excellent schools, both private, e.g. Rugby School, and state schools and the village has a very good pre-school as well as the primary school. There are three churches, a pub and many clubs in Yelvertoft ranging from Bowls, Bridge and Badminton to Art, Table Tennis and the WI to name just a few; all make newcomers very welcome.

I know that any family with a love of the outdoor life and animals would be happy to live at Barbery Farm and I also know that the time has come to pass it on to another generation who will love it as much as we have; after all we are really only caretakers of such a lovely historic house.”*

* 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.



First Floor

The dog-leg staircase rises to a first-floor landing, which benefits from a Velux roof window and a leaded window overlooking the gardens, allowing plenty of natural light.

This floor provides three bedrooms and two bathrooms.

The principal bedroom enjoys a pleasant outlook across the gardens and land and features a window seat overlooking the frontage and a central ceiling beam.

A neighbouring bedroom also enjoys front views and includes two built-in double wardrobes.

Bedroom three features exposed ceiling timbers, a window seat overlooking the frontage and a range of built-in wardrobes, together with an airing cupboard housing the hot water cylinder and linen shelving.

Two bathrooms serve this level, including a convenient shower room neighbouring the principal bedroom, and a family bathroom fitted with panel bath, wash basin, bidet and WC. Both having access to useful eaves storage.

Second Floor

The second floor provides three further bedrooms and an additional bathroom, offering flexible accommodation ideal for a growing family or guest space.

The bathroom has been refitted with travertine tiling and includes a panel bath, wash basin and low-level WC.

All three bedrooms benefit from dormer-style windows and exposed ceiling timbers, with the largest bedroom enjoying particularly attractive views across the gardens and surrounding land.









Outside

Front

The property is approached through electric gates, which open onto a gravel forecourt and driveway providing ample off-road parking.

A low brick wall borders the fore garden, with a brick pathway bisecting two lawns and leading to the original entrance door. The driveway continues to the side of the house, where gated access leads to a large yard area.

Rear

Outbuildings & Stables

The property benefits from a useful range of outbuildings and equestrian facilities. These include a three-bay carport, two stables and a large tack room, together with a hay barn providing additional storage.

Adjacent to the stable block is an attractive duck pond with duck house, creating a charming feature within the grounds and enhancing the rural setting of the property.

Gardens & Paddock

The gardens surrounding the property are attractively landscaped and include well-stocked flower borders, mature planting and meandering pathways.

There is also a productive vegetable garden with greenhouse and fruit cage, together with a small orchard containing a variety of fruit trees.

The property is served by Calor gas central heating, with a propane tank located near the fruit cage.

A gate from the gardens provides access to the paddock land, which gently slopes towards the western boundary and extends to approximately two acres.

The paddocks provide excellent space for livestock, grazing or equestrian use, completing this attractive rural lifestyle property.











LOCATION

Yelvertoft is a charming and well-regarded Northamptonshire village located in the district of West Northamptonshire, close to the borders with Warwickshire and Leicestershire. Surrounded by rolling countryside and farmland, the village offers a peaceful rural setting while still providing convenient access to nearby towns and transport links.

The village has a long history dating back many centuries, with a number of period properties and historic buildings, including the attractive St John the Baptist Church, parts of which date back to the 13th century. Yelvertoft retains much of its traditional character, with quiet lanes, stone cottages and open countryside forming much of its appeal.

Despite its rural feel, Yelvertoft benefits from a strong sense of community and several local amenities. These include a popular village pub, a village hall, sports facilities and the well-regarded Yelvertoft Primary School. A small 'Trust' shop at the farm at the bottom of Ward's Lane also offers locally produced farm goods.

For wider amenities, the nearby towns of Rugby, Daventry and Lutterworth provide a range of shopping, leisure and schooling options. Rugby is particularly popular for commuters thanks to its mainline railway station, offering regular services to London Euston in under an hour.

The surrounding countryside offers excellent opportunities for walking, cycling, horse riding and outdoor pursuits, with easily accessible bridleways nearby. The nearby road networks, including the M1, M6 and A5, provide convenient links to the Midlands and beyond.

Overall, Yelvertoft is considered an attractive village for those seeking a balance of rural lifestyle, community atmosphere and good connectivity.





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold
EPC Rating – F
Council Tax Band – G
Local Authority – West Northamptonshire Council
Property Construction – Traditional Ironstone and slate
Electricity Supply – Mains
Water Supply – Mains
Drainage & Sewerage – Mains
Heating – Liquid Petroleum Gas (LPG) central heating
Broadband – FTTP Ultrafast 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 – Garage and driveway parking for 4+ cars.
Special Notes – Grade II listed.
Tenure – Freehold

Directions – Postcode NN6 6LX

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

Website

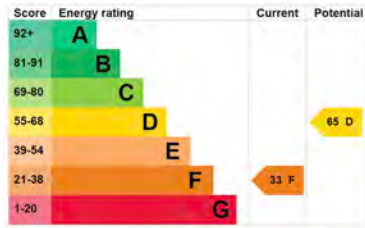
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Agent Details

Sam Funnell & Claire Funnell



TOTAL: 2805 sq. ft, 261 m2
 OUTBUILDINGS: 0 sq. ft, 0 m2, 2nd floor: 0 sq. ft, 0 m2, GROUND FLOOR: 1173 sq. ft, 109 m2, OUTBUILDING: 86 sq. ft, 8 m2, FIRST FLOOR: 954 sq. ft, 89 m2, SECOND FLOOR: 592 sq. ft, 55 m2
 EXCLUDED AREAS: STABLES: 162 sq. ft, 15 m2, FEED STORE: 78 sq. ft, 7 m2, STABLE: 205 sq. ft, 19 m2,
 DUCK SHED: 55 sq. ft, 5 m2, STORAGE LOWER: 144 sq. ft, 13 m2, BARN: 407 sq. ft, 38 m2,
 " " : 26 sq. ft, 2 m2, FIREPLACE: 8 sq. ft, 1 m2, LOW CEILING: 294 sq. ft, 27 m2,
 EAVES STORAGE: 73 sq. ft, 7 m2, WALLS: 362 sq. ft, 34 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 07.04.2026





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



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

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

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