



The Old Post House, 33 High Street, Yelvertoft, Northamptonshire, NN6 6LF

HOWKINS &
HARRISON



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33 High Street, Yelvertoft,
Northamptonshire, NN6 6LF

Offers in Excess of: £700,000

A fine period property dating back to the 1800s, offering modern day living set over three floors. Finished to a high standard, there are five bedrooms and a fabulous open plan sitting/dining room. Located in the popular Northamptonshire village of Yelvertoft, this beautiful property further benefits from a private landscaped garden with a composite decked area, along with parking and a garage.

Features

- Nearly 3000 sq ft of accommodation
- Modern living with period features
- High specification throughout
- Large open plan, bright dining area and lounge with log burner
- Stunning kitchen/diner with underfloor heating
- Impressive master with dressing area and en-suite
- Private garden with new composite decking
- Single garage with private parking for two vehicles and an electric car charger
- Formerly the village post house
- Five bedrooms
- Boot room and snug
- Spacious utility room



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. It falls in the catchment area for Guilsborough Academy secondary school, which is highly regarded and has an excellent Ofsted rating. 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. Health clubs, sports centres and tennis courts are all within easy access. Yelvertoft's geographical position, being centrally located, means it 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. Birmingham International airport is a 45-minute drive away.



Ground Floor

The front door with fan light above opens to a spacious entrance hall, with flagstone flooring, floor to ceiling fitted cupboards to one wall and doors to the ground floor accommodation. The kitchen/breakfast room is set over two levels with under floor heating and attractive, wooden floorboard effect tiling. There is a variety of shaker style kitchen wall and base units, with quartz worktops over, including display cabinets, cutlery and pan drawers, racking systems and display cabinets along with a seated breakfast bar area. Integrated appliances include a Neff single electric oven and Neff combination microwave oven and grill, dishwasher and induction hob with extractor fan over. There is also a housing unit with space for an American style fridge/freezer. From the kitchen, a door leads to an inner hall with an understairs storage cupboard from which, the snug can be accessed and features a Victorian style radiator. Doors from the snug lead to the dining room and the spacious utility, with tiled floor, further shaker style wall and base units and space for additional appliances. Double French doors provide access to the rear garden and stairs rise to the first floor. The cloakroom is accessed from the utility, also with tiled flooring along with a wash hand basin and WC and is an ideal area for storing coats and shoes. Running from the front to back of the property is the dining room, which leads up to the impressive sitting room. The dining area overlooks the front elevation and features attractive fitted units with glass shelving either side of the double doors, which lead back to the hall. There is an attractive, stainless-steel fireplace with slate hearth and a traditional cast iron radiator. Steps lead up to the sitting area which is flooded with light from the two Velux windows and the French doors overlooking the rear garden. The focal point of the room is an impressive fireplace with marble surround and slate hearth.





First Floor

A spacious landing has doors leading to three bedrooms and the family bathroom. The principal bedroom has dual aspect windows, an attractive feature fireplace with granite hearth, an impressive walk-in dressing room and a fully tiled en-suite, fitted with a shower with rainforest shower head and separate handheld shower, wash hand basin, WC and chrome heated towel ladder. There is a further double bedroom with fitted cupboards either side of a chimney breast, with feature fireplace. There is an additional bedroom with fitted wardrobes, currently being used as a study/home office. The spacious, split level family bathroom features attractive panelling to the walls, his and hers wash hand basins, bath, WC and separate shower enclosure.

Second Floor

The landing, with window over affording plenty of natural light, has a recess ideal for a desk or work from home area. There is useful under eaves storage, concealed behind panelled doors, and two spacious bedrooms either side of the landing, one with a-frame beam and the other with exposed painted timbers.





Outside

A private block paved drive leads to brick-built garage accessed via double electric gates. The garage is fitted with an electric car charger. The rear garden is mainly laid to lawn, with a recently laid, contemporary grey composite decked area to the side and front of the garage which provides an ideal space for outdoor dining and entertaining. There is a pergola, patio area and raised planted bed.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



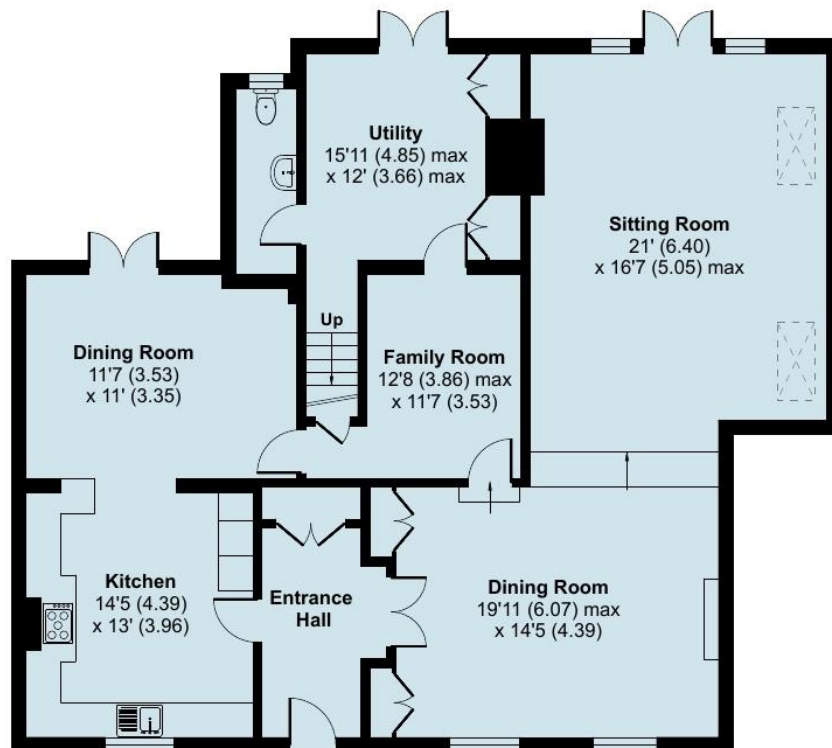
High Street, Yelvertoft, Northampton, NN6

Approximate Area = 2971 sq ft / 276 sq m

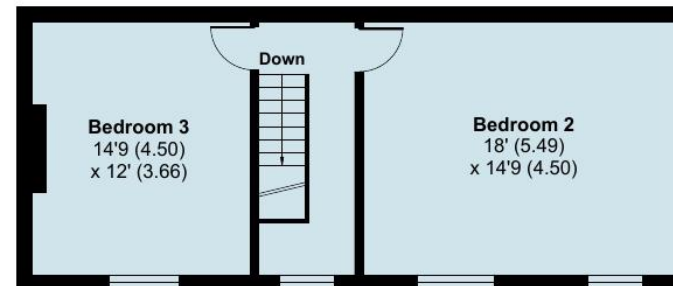
Garage = 304 sq ft / 28.2 sq m

Total = 3275 sq ft / 304.2 sq m

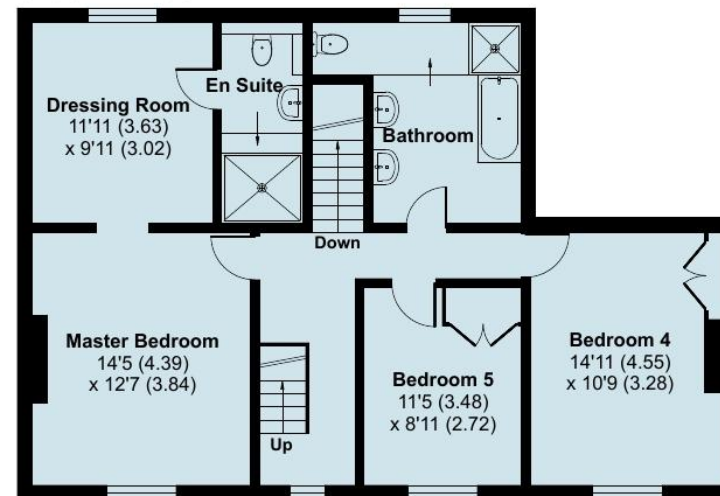
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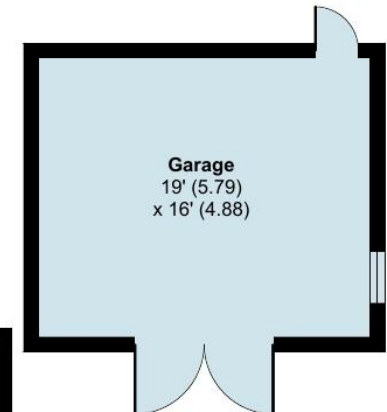
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





Viewing

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

Fixtures and Fittings

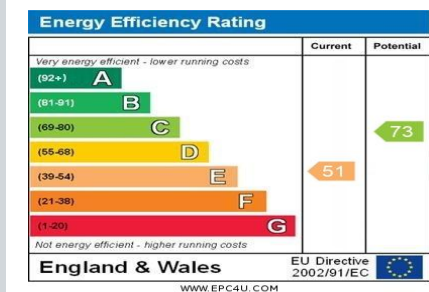
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

Local Authority

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



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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