



Shoemakers Cottage
39 High Street | Yelvertoft | Northamptonshire | NN6 6LF

SHOEMAKERS COTTAGE



KEY FEATURES

A Characterful Village Cottage with Exceptional Gardens and Versatile Living Space

Nestled in the heart of the highly regarded Northamptonshire village of Yelvertoft Shoemakers Cottage is a beautifully presented five bedroom home that seamlessly blends period charm with modern family living. Offering generous and versatile accommodation, extensive gardens, private gated parking, a garage and a detached garden room, this delightful property presents a rare opportunity to embrace a quintessential village lifestyle.

From the moment you arrive Shoemakers Cottage exudes warmth and character. The attractive façade hints at the charm within while the private gated driveway and single garage provide practical convenience for modern living.

Accommodation

The welcoming interior offers a thoughtful balance of formal and informal living spaces ideal for family life and entertaining alike.

At the heart of the home lies the well-appointed kitchen/breakfast room providing an inviting space for everyday dining and family gatherings. A separate dining room offers a more formal setting for entertaining guests and special occasions.

The impressive L-shaped lounge is a standout feature of the property, centred around a striking log-burning stove that creates a cosy focal point during the colder months. Elegant bay windows flood the room with natural light and create a wonderful sense of space while the layout flows effortlessly into the conservatory providing additional living accommodation and the perfect place for house plants to thrive.

A practical utility room enhances everyday functionality while a separate family room offers a peaceful retreat overlooking the stunning rear gardens or a wonderful music studio as it does now. A visitor's cloakroom completes the downstairs.

To the first floor are five well-proportioned bedrooms including a principal bedroom benefiting from its own ensuite bathroom. The remaining bedrooms are served by a family bathroom, making the property ideally suited to growing families.







SELLER INSIGHT

“ From the moment we first walked through the door, we knew this was the house for us. The combination of character, warmth and its peaceful village setting immediately felt like home. We were drawn to the quiet location, the excellent village primary school, the abundance of local footpaths and bridleways, and the ease of access to nearby towns and major road networks. Despite being so well connected, the village enjoys remarkably little through traffic, creating a wonderfully tranquil place to live.

Over the years, we have come to love every part of the house. The sunny living room and conservatory are wonderful places to relax, while the large kitchen, with its views down the garden, has always been at the heart of family life. Upstairs, every room enjoys a lovely outlook, whether across the garden or towards the charming thatched cottage and country house opposite. One of our favourite spaces is the garden room, which currently serves as a music room and office but has also been a cinema room in the past. It has proved to be the perfect place to gather friends for barbecues and sporting events, including many memorable evenings spent watching the Olympics together.

What makes the house particularly special is that there really is nowhere else quite like it. Its interesting layout, rich history and abundance of original features give it a unique character, while the wood-burning stove, underfloor heating and beautifully crafted timber floors, doors and skirtings create a home that is both cosy and inviting. It has always felt like a happy and relaxing place to live.

The house has evolved with our family over the years. In 2001, we converted the detached barn/workshop into additional living accommodation and linked it to the main house via a first-floor corridor, whilst also extending the kitchen. Later, in 2009, we transformed the conservatory and living room into one large open-plan space centred around a log-burning stove. More recently, we have replaced almost all of the windows with bespoke hardwood units. Each improvement has been carefully considered and, as far as we are concerned, the house is now pretty much perfect – if only we could take it with us!

It has been a wonderful family home. The separate upstairs wing is perfect for teenagers with their own sense of independence, while the generous kitchen has

comfortably accommodated family meals, homework sessions and countless conversations. The large garden has welcomed an ever-changing collection of family pets over the years, and even our horses have occasionally made an appearance, helping to relieve revision boredom during exam season.

The garden itself has been one of the property's greatest joys. Despite having neighbouring properties nearby, it feels wonderfully private and secluded. Mature trees attract an abundance of birdlife, while the summer house, decking and numerous seating areas allow you to follow the sun throughout the day and into the evening. It is a space that encourages relaxation, whether enjoying a quiet morning coffee or entertaining family and friends.

Over the years, we have hosted countless celebrations, from Christmas gatherings and family parties to summer barbecues and pool parties. The house has also become something of a luxury service station for friends and relatives travelling the length of the country, always providing a warm welcome, a comfortable bed and good company along the way.

Village life has been another highlight. The community is friendly and welcoming, with an excellent local pub, delicatessen opposite the house and a farm shop at the end of the village. There are plenty of clubs and community groups for those who wish to get involved, while the neighbouring village of Crick offers additional activities and excellent sports facilities for both children and adults.

The location has served us exceptionally well. Alongside the highly regarded local schools, there is easy access to Rugby, Market Harborough and beyond, with the A14, M1 and M6 all close at hand. For those who enjoy outdoor pursuits, the surrounding countryside offers wonderful walking, running and riding opportunities, with numerous footpaths, bridleways and local equestrian events to enjoy.

If we could offer one piece of advice to the next owners, it would simply be this: relax. Enjoy the house, embrace the countryside and make the most of everything this special home and community have to offer. We have loved every minute of our time here and hope the next owners will too.*

* 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.



















Exceptional Outdoor Living

The gardens at Shoemakers Cottage are truly a highlight of the property and have been thoughtfully designed to provide year round enjoyment.

The private rear garden offers an enchanting mix of lawned areas, mature planting, productive vegetable beds and a charming greenhouse for keen gardeners. An ornamental pond creates a tranquil focal point attracting wildlife and enhancing the peaceful atmosphere.

Several patio and seating areas have been carefully positioned throughout the garden, providing the perfect settings for outdoor dining, entertaining or simply relaxing in the sunshine.

Adding further appeal is the detached garden room, a highly versatile space that could serve as a home office, artist's studio, gym, hobby room or peaceful retreat away from the main house.

A Home for Every Stage of Life

Whether you are seeking a character family home, a property with space to work from home or a countryside retreat with exceptional gardens, Shoemakers Cottage delivers an outstanding lifestyle opportunity.

Combining charming period features, versatile accommodation, beautiful gardens and a highly desirable village location this unique home offers the very best of rural living while remaining remarkably well connected.

Shoemakers Cottage is more than a home – it is a lifestyle





LOCATION

Village Lifestyle

Yelvertoft is a sought-after rural village surrounded by rolling Northamptonshire countryside offering an enviable balance between village tranquillity and accessibility.

The village enjoys a strong sense of community and benefits from a well-regarded primary school, village hall, church, sports facilities and local amenities. The village school has a reputation as a traditional village school serving both Yelvertoft and surrounding communities. Also within the village is Squisito Deli an Italian butcher, cheese shop and deli. Residents enjoy a variety of community events throughout the year contributing to the welcoming and friendly atmosphere that makes Yelvertoft such a desirable place to live.

Education

Families are well catered for with access to a range of educational facilities.

Within the village itself is Yelvertoft Primary School, a popular village primary school serving children aged 4 to 11 and rated Good by Ofsted.

A selection of highly regarded secondary schools and independent schools can be found in nearby Rugby, Daventry and Northampton offering excellent educational options for all age groups including Crescent, Bilton Grange, Rugby School, Lawrence Sheriff and Rugby High. Lutterworth College and Guilsborough Academy.

Connectivity

Despite its peaceful rural setting Shoemakers Cottage is exceptionally well placed for commuters.

The nearby A5 provides excellent access to Rugby, Daventry and Towcester while the M1 motorway (Junctions 16 and 18) is within easy reach offering convenient connections to Northampton, Milton Keynes, Leicester and beyond.

For rail commuters Rugby Railway Station is approximately 15 minutes away and provides regular high-speed services to London Euston in under an hour as well as direct routes to Birmingham, Manchester and the North West.

Countryside & Recreation

One of the greatest attractions of life in Yelvertoft is the abundance of countryside on the doorstep.

The village is surrounded by scenic footpaths, bridleways and circular walks through rolling farmland and open countryside. Nearby stretches of the Grand Union Canal offer picturesque waterside walks, cycling routes and opportunities to enjoy the natural beauty of the Northamptonshire landscape.

For those who enjoy outdoor pursuits the surrounding area provides excellent opportunities for walking, running, cycling, horse riding and wildlife watching throughout the seasons.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – C

Local Authority – West Northamptonshire Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Liquid Petroleum Gas (LPG)

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 parking for 1 car, driveway parking for 1 car and off-road parking. 1 electric vehicle (EV) charging point.

Special Notes – The title is currently being amended following a transfer of land from the adjoining property. As part of this process, the existing restrictive covenants, rights and easements affecting the property are expected to be removed or updated to reflect the revised title. Please contact the agent for more information.

Total Internal Floor Area – 2410 sq ft

Directions

Postcode: NN6 6LF

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

Website

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

Approximate Gross Internal Area
Main House = 2410 Sq Ft / 224 Sq M
Garage = 208 Sq Ft / 19.3 Sq M
Outbuilding = 110 Sq Ft / 10 Sq M
Total = 2728 Sq Ft / 253 Sq M

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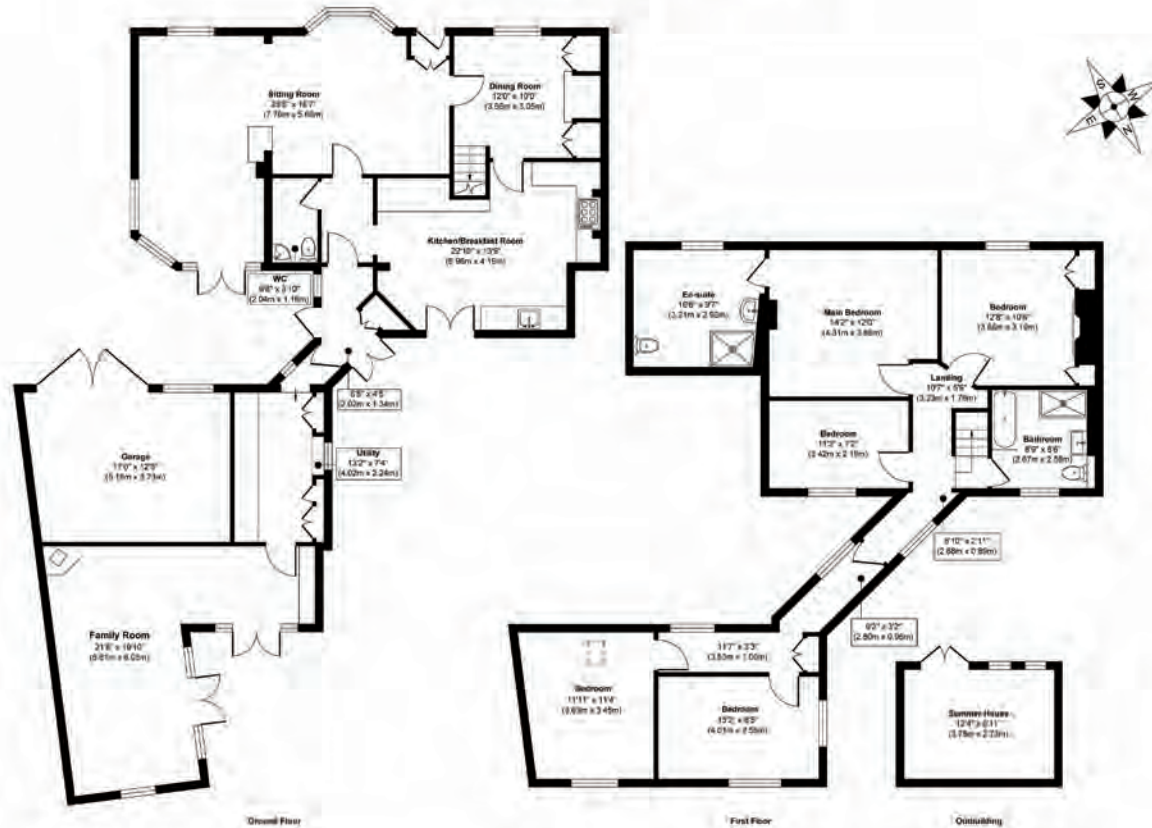
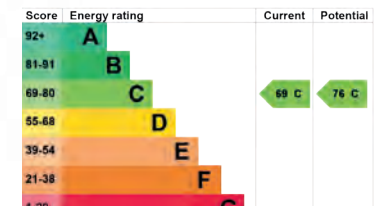


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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given 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. For a free valuation, contact the numbers listed on the brochure.

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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*



LIZ & NICOLA

PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

