



Ivy Cottage
Old Forge Lane | Preston Capes | Northamptonshire | NN11 3TD

IVY COTTAGE



A charming 3-bed Georgian cottage (1732) in a sought-after village, blending period character with modern updates. Features include an AGA kitchen, two receptions, conservatory, study, basement, en-suite, and parking for 5–6 cars with gardens backing onto paddocks.



KEY FEATURES

Step inside through a charming oak door into the entrance hall, where exposed ceiling timbers and stone steps create a wonderful first impression. An oak staircase invites you upstairs, while a separate staircase leads down to the useful basement.

The dining room is full of character, centred around a stunning inglenook fireplace with an oak bressumer beam, a log burner, and even a former bread oven. Window seats and exposed beams add to the cosy, country feel.

The living room is equally inviting, with another fireplace and more characterful details – a perfect space for entertaining.

At the heart of the home is a beautifully crafted, hand-painted kitchen with oak worktops, a Belfast sink, integrated appliances, a two-hob electric Aga, and a separate electric oven and hobs. Glazed double doors open into the conservatory, which is built in a classic Victorian style with underfloor heating, making it a wonderful space to enjoy the garden views all year round.

The basement level offers excellent storage, direct access to the driveway, and a cloakroom with shower – ideal for muddy boots and dogs after countryside walks.

Upstairs, the master bedroom overlooks the garden and features a modern en-suite shower room with built-in storage. The guest bedroom includes a charming fireplace and window seat, while the third double bedroom enjoys views to the rear. The family bathroom has been stylishly updated with a corner bath, contemporary fittings, and thoughtful storage.

Outside, the home enjoys an elevated position with extensive parking and a private path leading to the front door. The rear garden is a true highlight – a peaceful retreat featuring a sun terrace, well-stocked borders, sweeping lawn, and a circular patio perfect for outdoor relaxation. At the far end, you'll find a productive vegetable area with raised beds and a greenhouse, all backing onto open paddocks.

This is more than just a house – it's a home filled with warmth, character, and endless charm.































LOCATION

About Preston Capes

Nestled in the rolling Northamptonshire countryside, Preston Capes is a quintessential English village offering an idyllic rural lifestyle with the benefit of excellent connections and community spirit. Surrounded by open fields and ancient woodlands, the village is a peaceful retreat for those seeking charm, character, and calm, while remaining well-connected to nearby towns and cities.

Local Life and Amenities

Preston Capes enjoys a strong sense of community and rural tranquillity. The village itself is home to a beautiful 13th-century church, St Peter & St Paul, and hosts regular village events and gatherings, creating a warm, friendly atmosphere for residents. Country walks are in abundance, with footpaths leading through stunning landscapes, and cycling routes that wind through picturesque lanes. Nearby Badby Woods and Everdon Stubbs are especially popular for weekend strolls and seasonal bluebell walks.

Schools and Education

The village lies within easy reach of several well-regarded schools, making it an attractive choice for families. Primary education is available in nearby Badby or Newnham, both with strong reputations, while secondary schooling is served by institutions in Daventry and Towcester. For independent schooling, there are excellent options such as Winchester House in Brackley, Spratton Hall, and Northampton High School for Girls.

Transport and Connectivity

Despite its peaceful setting, Preston Capes is well situated for travel and commuting. The nearby A5 and A45 provide easy access to the M1 and M40 motorways, making journeys to Milton Keynes, Northampton, Oxford and Birmingham highly convenient. For those commuting by rail, Long Buckby Station is just a short drive away, offering direct services to London Euston in under an hour, as well as routes to Birmingham and the Midlands.

Nearby Amenities and Leisure

Just a few miles away, the market town of Daventry offers a range of supermarkets, shops, cafes, restaurants, and leisure facilities, including a country park, golf club, and leisure centre. A little further afield, Towcester and Banbury provide additional options for shopping, dining, and entertainment. For countryside pursuits, the area is well-served with bridleways, clay pigeon shooting, and equestrian centres.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – E

Council Tax Band – F

Local Authority – Daventry.

Property Construction – Standard - Stone and Tile.

Electricity Supply – Mains Electricity Supply.

Water Supply – Mains Water Supply.

Drainage & Sewerage – Mains Drainage and Sewerage.

Heating – Oil Fired Central Heating. There will be maintenance costs involved – please speak to the agent for further information.

Broadband – FTTC Superfast 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 – Driveway parking for 4/5 cars.

Special Notes – The property is in a conservation area. The property has structural tie bars in the lounge and dining room – please speak to the agent for more information.

Directions

What Three Words: ///saloons.rummage.bearable

Postcode: NN11 3TD

Viewing Arrangements:

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

Website:

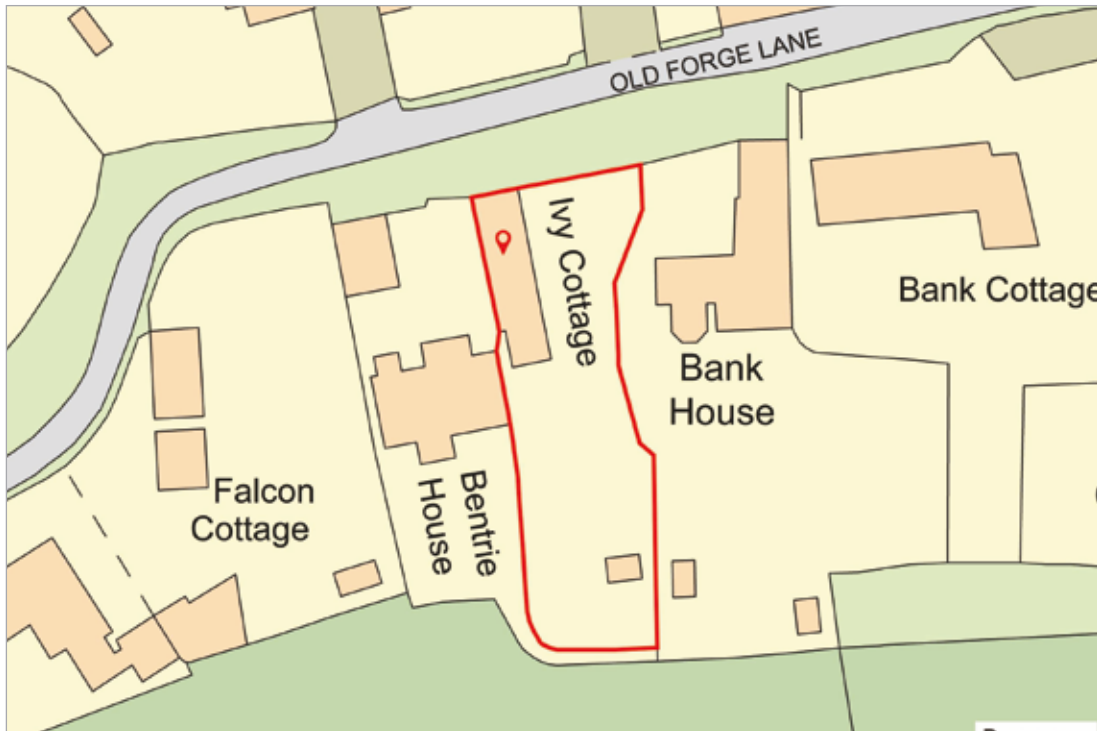
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

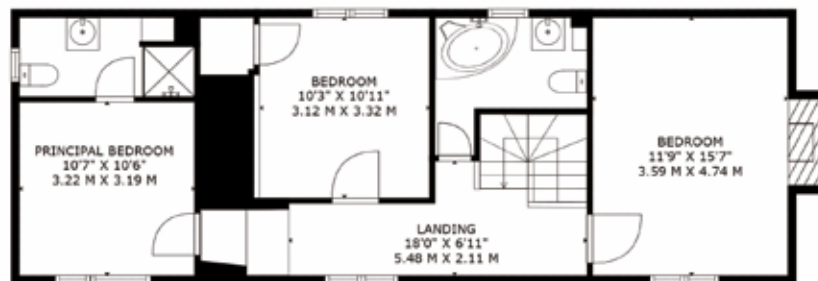
Opening Hours -

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





FIRST FLOOR



GROUND FLOOR



BELOW GROUND

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

OVERALL TOTALS: 1766 sq ft, 163 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Tax Band: G
Tenure – Freehold



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.



GRAHAM LEE

PARTNER AGENT

Fine & Country
07773 372667
rugby@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.

We value the little things that make a home

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
Liz: +44 (0)7811 121363 | Nicola: +44 (0)7976 453573 | lizandnicola@fineandcountry.com

