



THE ESTATE AGENTS
1977

Grafton Villas, Blisworth, Northampton, NN7 3DN

Grafton Villas

Northampton Road

Blisworth

Northampton

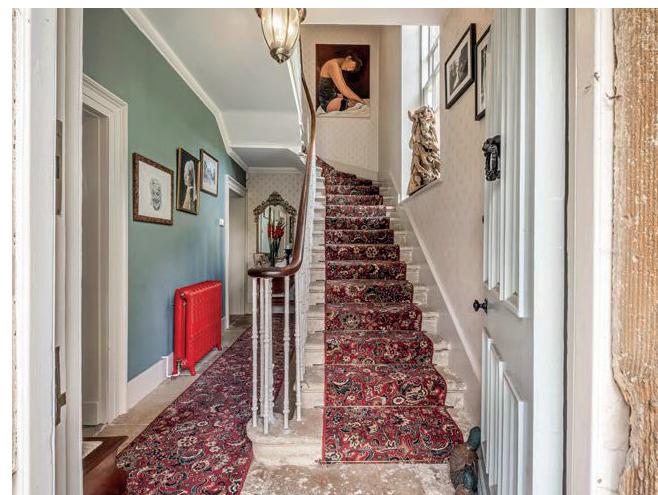
NN7 3DN

Grafton

- Four Bedroom Grade II Listed Georgian House Built In 1837
- Some Beautiful Stone Detailing And Many Original Features Throughout
- The Current Owners Have Undertaken A Complete Renovation Of The Entire Property For High End, Contemporary Living.
- Stable Block Converted Into Two Studio Apartments
- Fully Refurbished Two Bedroom Cottage
- Current Owners Are Generating "Holiday Home" Income From The Cottage And Stables
- Highly Desirable And Sought After Village of Blisworth
- En Suite Facilities To Two Bedrooms
- Offered With No Upward Chain

Main House - Ground Floor

Archways Real Estate are privileged to have been chosen to market this spectacular Grade II listed, Georgian property in the highly desirable and sought after village of Blisworth.





Grafton Villas were built in 1837 and became a listed building in 1951, testament to its architectural significance. Built by John Gardner with the intention to exhibit the local lime stone from the Grafton Estate quarry in Blisworth. If the intention was to "show off" then Grafton Villas do not disappoint to this day, with an abundance of ornate architectural detailing reserved for buildings of special importance. The exterior has a mixture of structural and ornate stone detailing including Tuscan pillars and pilasters, plain frieze, moulded & Blocking cornice, plinth and storey band.

The interior accommodation briefly comprises; a stunning entrance hall with flag stone flooring and an imposing stone cantilever staircase with cast iron balustrade and wreathed mahogany handrail. From the entrance hall are doors to the drawing room and living/dining room, both having original stone fireplaces, the drawing room has sash windows with internal shuttering and the dining room has a beautiful set of French doors opening onto the garden. From the living room there's a beautiful shaker style fitted kitchen with a servants staircase leading to the first floor, a utility room, boot room and cloakroom complete the first floor.





Main House - 1st Floor

On the first floor there's a family bathroom, three double bedrooms and one single, en suite to master and W.C to Bedroom two. The master bedroom enjoys some stunning views over the fields to the front of the property. From 2006 the current owners have undertaken a complete renovation of the entire property, collaborating with the English Heritage Trust to achieve high end, contemporary living.





Cottage - 2 Bedroom

Furthermore there's a lovely two-bedroom cottage (formerly Blisworth's doctors waiting room and dispensary) which has also been fully renovated.





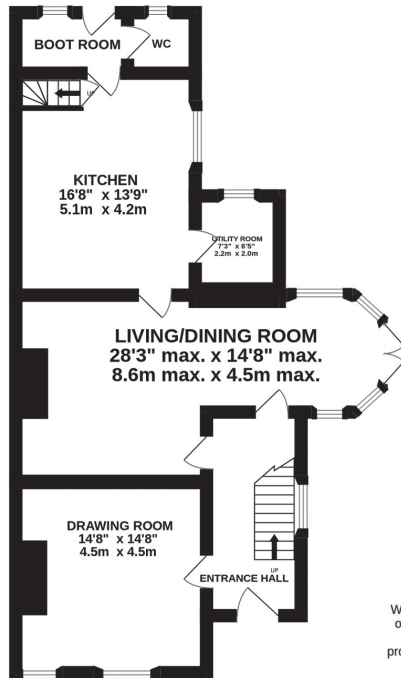
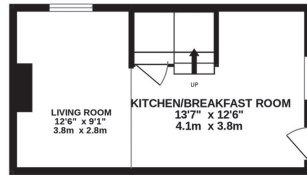
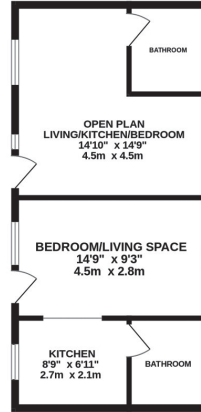
Stables - 2 Studio Apartments

Also to the rear of the Villa are two stable blocks which the current owners have renovated into two studio apartments.

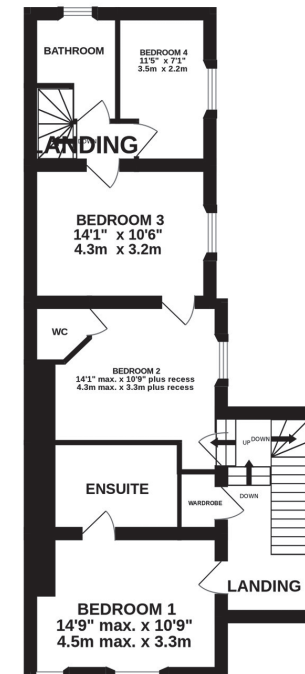
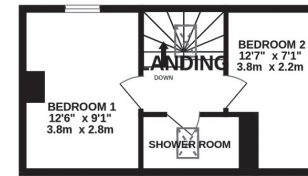
The renovation of these out buildings was originally undertaken to provide space for visiting friends and family. However the current owners have had great success renting them out as holiday homes.



GROUND FLOOR
1712 sq.ft. (159.0 sq.m.) approx.



1ST FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 2794 sq.ft. (259.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside

The property extends to approx. 0.36 acres in total with well-tended gardens to the front and side of the main house and a large gravel drive to the rear offering substantial off-road parking.

If the new custodians of Grafton Villas wish, they could benefit from a great source of income from these three additional units. The property also has a summerhouse which stands on what used to be an old, corrugated shack which, contrary to its appearance, was actually the doctor's surgery.

Blisworth village has its own primary school, the local secondary school is Elizabeth Woodville School with sites in Roade and Deanshanger. The village has a supermarket/post-office/newsagent, a doctor's surgery, a local pub and The Walnut Tree Inn hotel & restaurant which was the original Blisworth Station Hotel.

Northampton Town Centre is within easy reach with regular trains to London Euston in under an hour.





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