



JANE LEES 
Your Property Partnership

Grafton Court, Temple Grafton B49 6NY

Guide Price £435,000

3 2 3



Jaw-dropping views, soaring ceilings, and over 2,300 sq ft of pure potential.

This extraordinary period country mansion is a rare gem—offering the chance to reimagine and refurbish an expansive home in one of the most spectacular settings you'll find. From the moment you step inside, you're met with huge, light-filled rooms, incredible ceiling heights, and those breathtaking views that stretch across rolling countryside as far as the eye can see.

Set within three acres of beautifully landscaped grounds, with a double garage and plenty of parking, this is more than just a home—it's a dream project in an unforgettable location. A true rural retreat with space, style, and scenery in abundance.

Grafton Court dates back to the late nineteenth century and has been meticulously reimaged as nine elegant apartments, where timeless character meets thoughtful design. Every detail has been carefully considered to honour the building's heritage while creating homes of enduring charm.

Set on the edge of the picturesque village of Temple Grafton, the manor is surrounded by three acres of exquisite grounds and uninterrupted countryside views. The setting is nothing short of magical—rolling hills, woodland, and borage fields that burst into a haze of purple each spring. Framing this pastoral idyll is the gentle sight of the village cricket pitch nestled in the valley below.

The approach to the Manor is an experience in itself: a winding, tree-lined drive leads you through the landscape, and as you arrive, the red brick splendour of the house rises into view. It's a moment that truly takes your breath away.

Apartment Three spans an impressive 2,393 sq ft across the first and second floors, offering a truly remarkable blank canvas ready to be reimaged. With space to comfortably accommodate four bedrooms, two to three bathrooms or en-suites, a generous living area, and a spacious kitchen with utility, the location is as special as





Total area: approx. 222.4 sq. metres (2393.5 sq. feet)
Flat 3, Grafton Court, Temple Grafton

- Three acres of landscaped communal grounds with sweeping lawns and broad tree-lined country side views from full-width windows and multiple rooms
- Soaring ceilings and original features including sash windows, ornate cornicing, and decorative fireplaces
- Estimated full refurbishment costs £50,000—a rare opportunity to personalise and create a bespoke layout allowing for up to four bedrooms, with options for en-suites
- Double garage en-bloc with private parking and visitor spaces available
- Share of freehold with low monthly management fee of £125 including garden and communal areas
- Expansive 2,300 sq. ft apartment set over the first and second floors of a magnificent period mansion



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	28 F	
1-20	G		



W janelees.co.uk **T** 01789 576 065 **E** jane@janelees.co.uk

Buy Me, Sell Me Happy Houses Ltd Registered Office: Building 18, Gateway 1000, Whittle Way, Arlington Business Park, Stevenage, England, SG1 2FP
Trading address: 20a Chapel Street, Stratford-upon-Avon, England, CV37 6EP | Company Registration Number: 13086728 | Vat Number: 433396194

