



The Priest's House and The Priest's House Stables
Grafton Lane | Upton Warren | Bromsgrove | Worcestershire | B61 7HA

 FINE & COUNTRY

THE PRIEST'S HOUSE AND THE PRIEST'S HOUSE STABLES

A rare opportunity to acquire two exceptional homes within a picturesque semi-rural setting, formerly part of the historic Grafton Estate. The Priest's House is a magnificent Grade II listed country residence dating from circa 1800, offering over 5,000 sq ft of elegant accommodation set within approximately 2.4 acres of beautifully maintained private grounds. Rich in period character yet thoughtfully updated for modern living.

Complementing the principal residence is The Priest's House Stables, a superb, detached conversion finished to an exceptional specification. It combines an abundance of original features with contemporary design, including impressive open-plan living, three bedrooms, luxury bathrooms and its own gated, landscaped gardens of 0.41 acres, making it ideal for guest accommodation, multi-generational living or an independent ancillary residence.

This is a once-in-a-lifetime opportunity to own a home of unparalleled character and prestige. The Priest's House and The Priest's House Stables are sold with no onward chain, making it ready for immediate ownership by discerning buyers seeking a home of historical grandeur and modern refinement.

Additional land of 2.22 acres is available by separate negotiation, which would suit any family with equestrian or livestock to accommodate – further details available on request.



Lot 1

The Priest's House is a stunning six-bedroom residence boasting exquisite period features, including intricate cornicing, ceiling roses, timber beams, grand fireplaces and restored original sash windows. The home has been carefully updated for contemporary family living while preserving its historic character.

Ground Floor

The property includes six beautifully appointed reception rooms, including a drawing room, formal dining room, sitting room and a snug with an open fireplace. Modern refinements enhance this historic home, with a beautifully designed orangery added in 2021, flooding the space with natural light and creating the perfect spot for entertaining or relaxation.

There is also a separate study, utility room, boot room/gym, and two cellars offering ample space for modern-day living and storage.

First Floor

The property has six bedrooms in total, comprising five spacious double bedrooms and one single. The primary suite includes a luxurious ensuite with a walk-in shower and twin sinks.









Seller Insight

“The Priest's House is a truly unique home, offering the perfect balance of rural charm and modern convenience. Nestled in a picturesque location, it provides a tranquil countryside feel while maintaining excellent connectivity to key infrastructure, making it ideal for both quiet living and vibrant family gatherings. The home is highly flexible, easily accommodating intimate moments for two as well as large groups of up to 20 people for overnight stays.

Originally, The Priest's House had a traditional layout, but over the years, significant upgrades and renovations have enhanced its functionality and charm. One of the most notable improvements came in 2021 with the transformation of a deteriorating courtyard into the stunning Orangery. Now connected to the kitchen, this open space has become the heart of the home, perfect for daily family life and larger social gatherings. For more formal occasions, the dining room provides an elegant setting for dinner parties, seamlessly flowing into the drawing room, where guests can enjoy drinks by the roaring log burner.

The master bedroom received a luxurious upgrade in 2018 with the addition of a spacious ensuite. This includes a 2-meter shower with a rainforest head, a double slipper bath, and a double sink unit, offering a perfect retreat for relaxation.

The house's quirky upstairs layout showcases its historic development, built over three distinct stages. This unique design fosters a sense of closeness among family members, particularly when moving between the rooms via the interconnected staircases.

Practical upgrades have also been made to the utility rooms, which were extended in 2018 to provide ample storage, additional cooking facilities, and space for managing muddy boots, pets, and laundry needs, ensuring the main living areas remain pristine.

The Priest's House has proven to be an exceptional home for balancing professional commitments, family needs, and social engagements. Its strategic location near key infrastructure and top schools made it an excellent choice when the owners' daughters were in education, while also facilitating travel for work.

The home is particularly well-suited for large family celebrations, effortlessly accommodating multi-generational gatherings. With its extensive cooking facilities, including an Aga, three hobs, two ovens, and two microwaves, hosting is a delight. The Orangery often transforms into an imaginative play space for grandchildren, with cushions and blankets forming creative forts and hideaways.

The outdoor areas are a cherished aspect of the home. The south-facing front garden is the favoured spot, offering privacy, warmth, and beautifully maintained features. Long summer evenings are spent under patio heaters with a chiminea, enjoying alfresco dining and taking full advantage of the outdoor space to cook meals during warmer months.

The sense of community surrounding The Priest's House is warm and supportive. Neighbours frequently connect through dog walks with a network of local footpaths, coffee catchups, and mutual assistance, such as feeding pets and checking on security alarms. The local WhatsApp group is a great resource for staying informed and engaged. Social gatherings, like Christmas drinks at The Ewe and Lamb, further strengthen these bonds.

The home is ideally positioned for both convenience and leisure. Quick access to major transport links, including the M5/ M6 and rail services to Birmingham and London, makes travel seamless. Excellent schools such as Bromsgrove and RGS Dodderhill are within easy reach. Medical facilities, including GP services and private healthcare options in Droitwich and Worcester, provide peace of mind.

The Priest's House is more than just a home; it is a dynamic, welcoming space that adapts to the needs of its owners and guests. Whether enjoying quiet mornings in the garden, hosting lively gatherings, or simply embracing the beauty of rural living with modern comforts, this house offers a truly special lifestyle.*

* 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.















Outside

The property is enveloped in approximately 2.5 acres of beautifully landscaped gardens and mature woodlands, providing a tranquil retreat and a true sanctuary. A 250-year-old Tulip tree, two ancient Yew trees (600 years old), and a towering Redwood tree, part of the historic Trafalgar tree plantings. A serene duck pond and two fishponds enhance the natural beauty of the grounds. A charming dovecote graces the front garden, while cascading wisteria brings seasonal colour to the homes façade. Electric gates provide access to both the front and rear driveways, ensuring privacy and exclusivity.



Lot 2

The Priest's House Stables

Set within its own private gated grounds in a desirable semi-rural location with parking for 6-7 vehicles and a large newly erected garden shed. This exceptional detached period home, has been sympathetically converted to an outstanding specification. Rich in character, the property seamlessly combines original period features with high-quality contemporary finishes, creating a truly impressive home.

The beautifully designed open-plan living space is complemented by a bespoke handmade kitchen with integrated appliances and a separate utility room. The luxurious principal suite enjoys a walk-in wardrobe and elegant ensuite bathroom, alongside two further double bedrooms and a stylish family shower room. Outside, landscaped low-maintenance gardens and a generous gated driveway provide the perfect finishing touch to this beautifully appointed home.







LOCATION

Steeped in historical significance, The Priest's House was once part of the Grafton Estate, which played a role in The Gunpowder Plot of 1605. The property has also welcomed notable guests, including Charles De Gaulle, the former President of France. The property's historic charm is further enhanced by a Grade II listed confessional, a rare and fascinating feature that pays homage to its storied past.

The property is situated in Upton Warren, a village lying between Bromsgrove and Droitwich Spa. The village has a popular public house, a nature reserve and village church. Bromsgrove town (3 miles) has a thriving community with well supported football, cricket, rugby, tennis and hockey clubs. There is an increasingly prolific gastro culture with cafes, restaurants and pubs, as well as a variety of high street names including Waitrose.

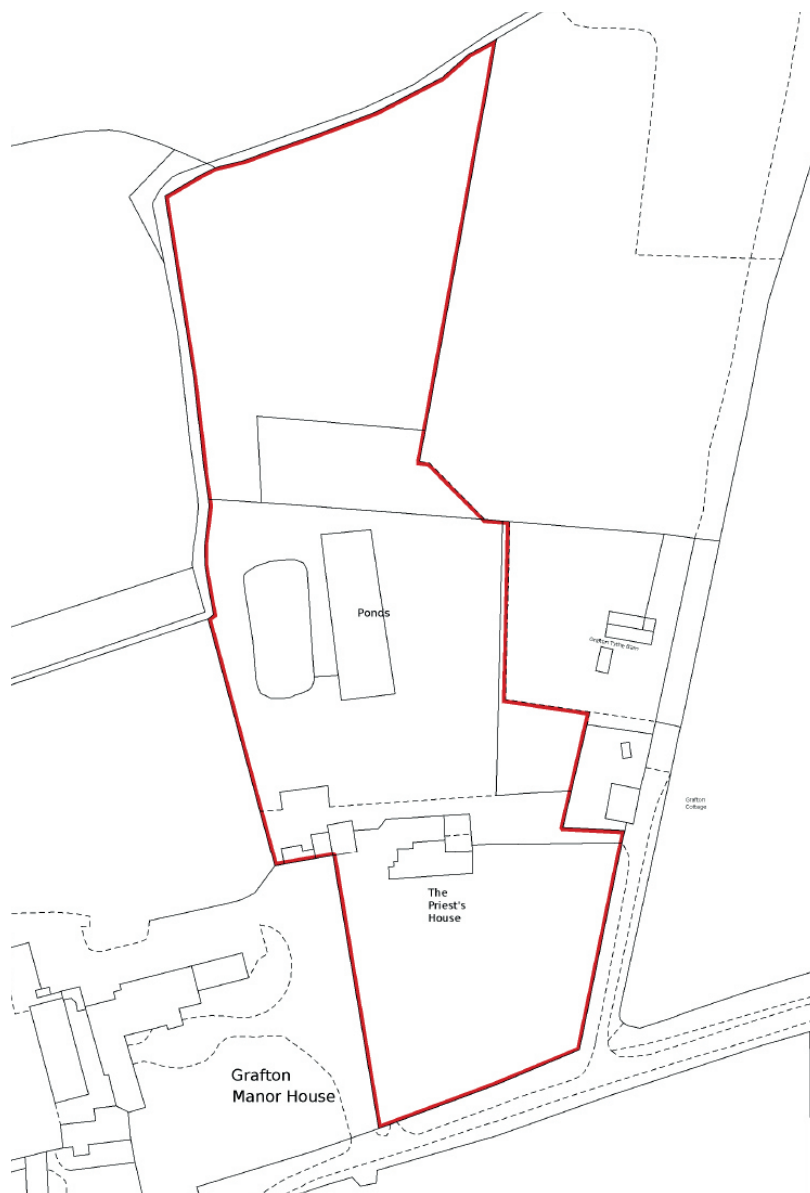
Barnt Green has a wide range of local shops, gastro pubs, cricket club and village amenities. Droitwich Spa (4.2 miles) is a historic town within the Wychavon district of northern Worcestershire, on the banks of the River Salwarpe. Droitwich shopping is mainly focused in the traditional town centre around Victoria Square, leading to the St Andrew's Square shopping centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops.

The county town and cathedral city of Worcester, lying on the banks of the River Severn (11 miles south west), provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 motorway (junction 5 at Droitwich) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/M42. The M5 south also provides for commuting to Cheltenham and its racecourse, Gloucester and Bristol. There are direct train lines to London from Birmingham and Worcester, both of which can be accessed from Bromsgrove Train Station or a short drive away. The Worcestershire Parkway Railway Station is located 17 miles away and is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. The nearby motorways, M5 and M42, give easy access to both Birmingham and London.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, RGS Dodderhill, Malvern College and both The Kings Schools and Royal Grammar School.

For days out and recreation, you can easily walk into Bromsgrove of an evening for food or drinks from The Priest's House, which gives a lovely blend of a rural feel but you can still order an Uber or get an Uber home from Birmingham and there are lots of surrounding footpaths for family walks or dog walking. The property is also well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and the Malvern Hills, Hereford and Ludlow and the west coast of Wales, at Aberdovey.



Utilities, Services and Property Information

Tenure: Freehold

Council Tax Band: The Priest's House – G / The Priest's House Stables - E

Local Authority: Bromsgrove

EPC: The Priest's House – D / The Priest's House Stables - C

Property Construction: Standard (brick and tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage and Sewerage: The Priest's House has private drainage via a sewage treatment plant located at Grafton Manor and services two properties and one hotel. The maintenance of treatment plant is resourced by Grafton Manor. The Priest's House Stables has private drainage via a cess pit.

Heating: Mains gas-fired central heating

Broadband: FTTP Ultrafast full fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking: The Priest's House - Double carport and rear and front driveway parking which can easily accommodate 10+ vehicles across both areas. The Priest's House Stables – parking for 6-7 vehicles.

Total Internal Floor Area: The Priest's House – 5,250 sq ft / The Priest's House Stables – 1,486 sq ft.

Acreages:

The Priest's House - 2.4 acres. The Priest's House Stables - 0.4 acres. Two individual paddocks are 0.39 and 1.83 giving a total acreage of 5.03.

Additional Information

Grade II Listed.

Property is subject to a Tree Preservation Order.

The property is located close to the M5 motorway so traffic noise can be heard.

Viewing Arrangements

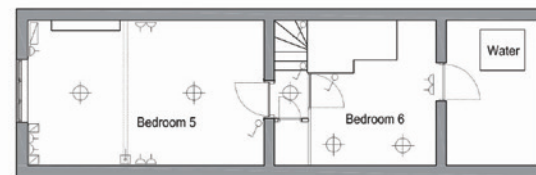
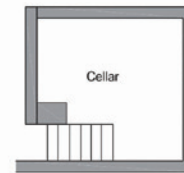
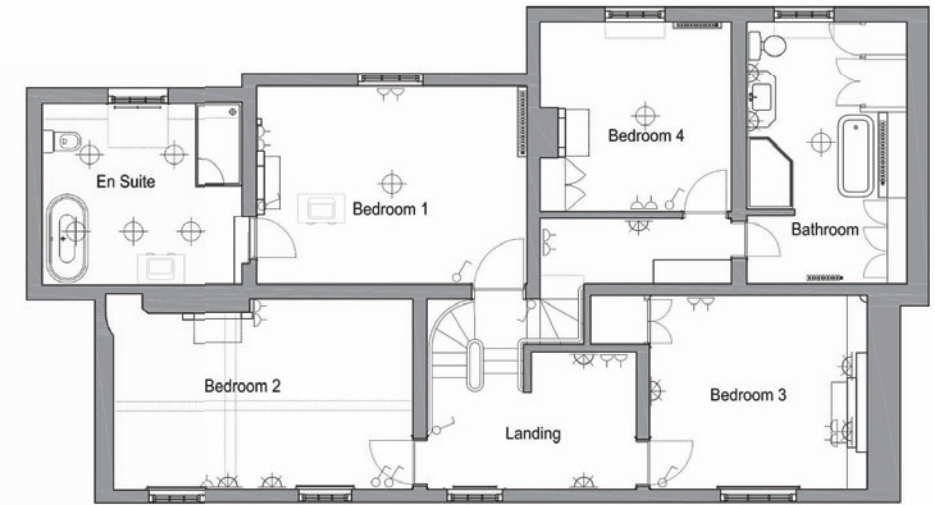
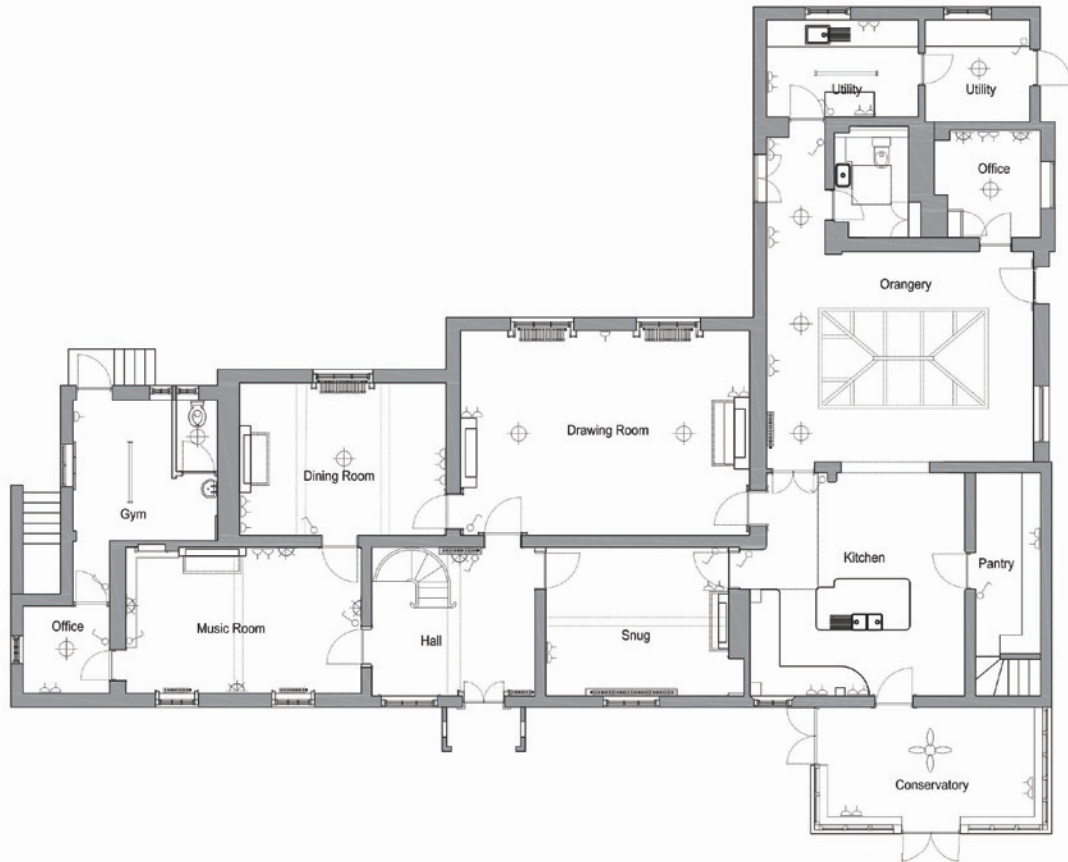
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–1.00 pm



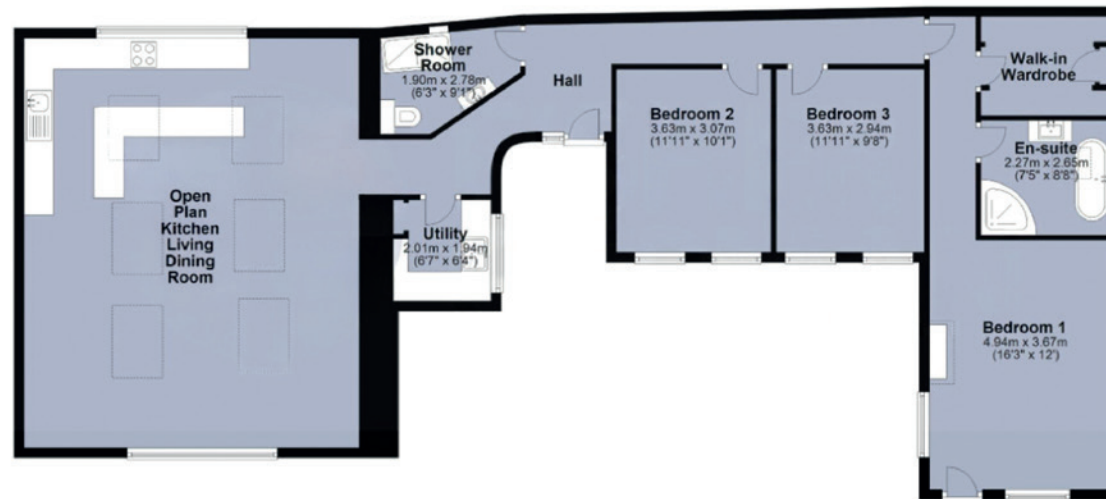
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
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55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 138.0 sq. metres (1485.8 sq. feet)



Total area: approx. 138.0 sq. metres (1485.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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. For a free valuation, contact the numbers listed on the brochure. 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. Printed 18.03.2025

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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



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FOUNDATION

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