

Parmoor House

Cheltenham, Gloucestershire







A beautiful Grade II* listed townhouse situated in one of Cheltenham's finest terraces within the heart of Montpellier.



Summary of accommodation

Lower Ground Floor: Vault/storage | Bedroom with ensuite | Utility | Sitting room | WC | Gym

Ground Floor: Sitting room | Kitchen | Dining room | WC

First Floor: Drawing room | Bedroom with dressing room and ensuite

Second Floor: Bedroom with ensuite shower room | Two further bedrooms | Family bathroom

Situation

(Distances and times are approximate)

Lypiatt Terrace is positioned in the fashionable area of Montpellier and is perfectly located to enjoy all that Cheltenham has to offer including the world renowned schools. Parmoor House sits towards the southern end of the terrace and as such enjoys a quieter position.



Montpellier is home to a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.



Communication links are also excellent with the M5 motorway link at J11 providing access both North and South, the A40 to Oxford and London and the A419 to the M4.



Regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 15 minutes away'.



The international airports of Birmingham and Bristol are within one hour's drive.



The Property

Parmoor House has been converted and renovated by the current owners to provide a fabulous and comfortable home with parking, enclosed rear garden and period features throughout.

Forming part of this landmark 'Italianate' terrace, Parmoor House offers elegantly proportioned rooms which have been sympathetically adapted to provide accommodation fit for modern day life.

At ground floor level there is a sitting room open to a recently fitted kitchen, with a range of modern cabinets, centered around an island unit with silestone worktops and integrated appliances.

To the rear of the ground floor there is a dining room with French doors to the garden and adjacent ground floor WC.

Rising to the first floor the 'showcase' drawing room spans the width of the property at the front with 3 full length sash windows opening to the decorative stone balcony. To the rear of the first floor the principal bedroom suite has a pretty fireplace and steps down to the dressing room and on to beautifully appointed ensuite bathroom with freestanding bath and separate shower.

At second floor level there are three further bedrooms, including a guest suite on the mezzanine landing and two double bedrooms served by a family bathroom on the upper level.

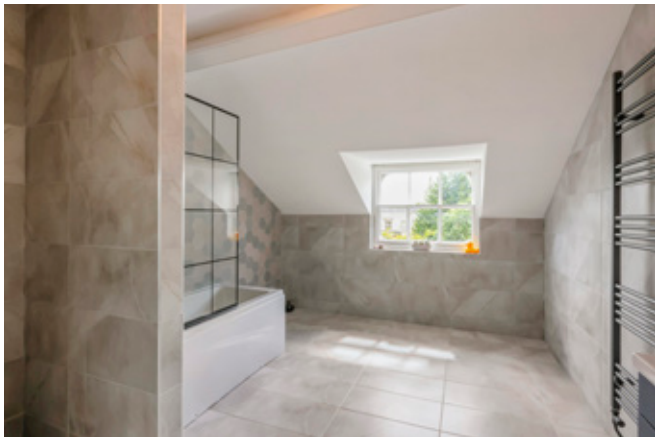
On the lower ground floor there is a sitting room, bedroom with ensuite shower room, utility room, gym and access to the rear garden.







BEDROOMS AND BATHROOMS





FLOORPLANS

Approximate Gross Internal Floor Area

Main House: 393.1 sq m / 4,231 sq ft

Total Area: 395.5 sq m / 4,257 sq ft (Inc. Restricted Height)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outside

Outside to the rear there is a walled garden which is paved and gravelled edged by planted beds. There is useful garden storage room under the rear of the house and pedestrian gated access to the rear lane.

To the front there is off road parking for several cars and large communal lawns enclosed by wrought iron railings.

Property Information

Services:

The property benefits from all mains services, including water, electricity, gas, and drainage.

Tenure:

Freehold

Council Tax:

Band TBC

EPC:

D

Postcode:

GL50 2SX

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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