



8 Lypiatt Terrace, Cheltenham, Gloucestershire



# A magnificent Grade II\* listed townhouse, forming part of an elegant Italianate terrace of just seventeen houses in the heart of Montpellier.

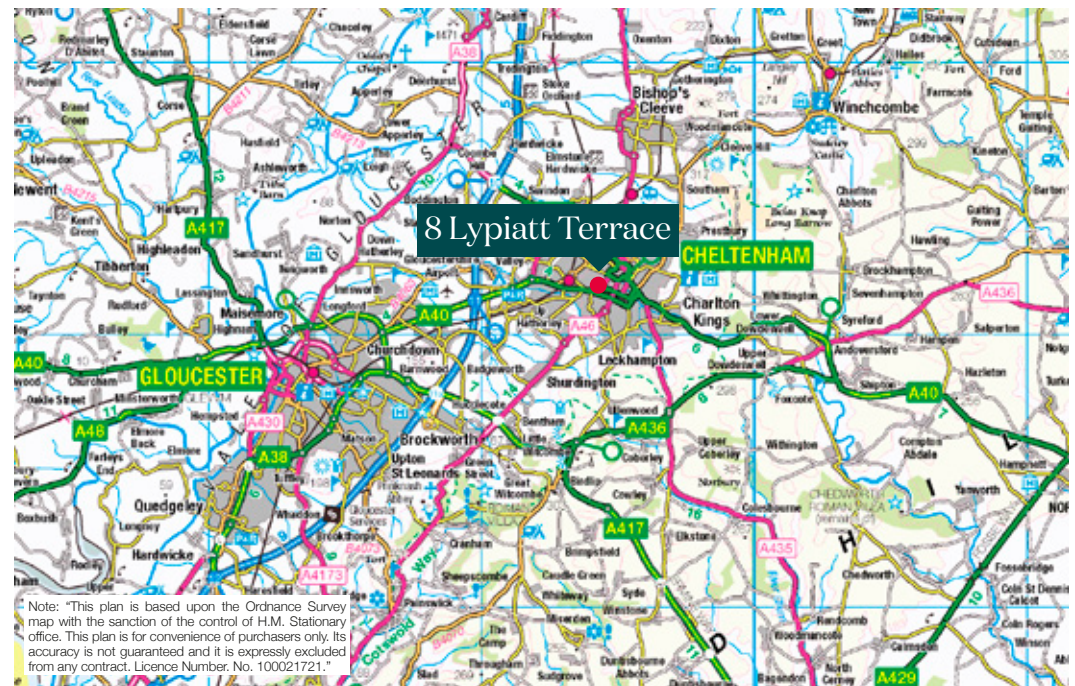
## Description

8 Lypiatt Terrace is an exceptional Grade II\* listed townhouse built in 1847 with ashlar faced front elevation, arched sash windows and stone balcony. The terrace is set back from the road behind cast iron railings and open lawns.

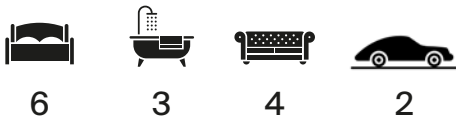
Inside, the house has many period features synonymous with the era, these include full length sash windows, fireplaces with marble surrounds, intricate ceiling mouldings, deep skirting boards and working shutters.

On the ground floor from the entrance vestibule there is an entrance hall with stunning stone cantilevered staircase rising to the first floor. There is a sitting room to the front with two sash windows overlooking the lawns and a fireplace. Behind the sitting room, the large kitchen/breakfast room is fitted with a range of matching cabinetry and integrated appliances. To the rear of the ground floor there is a utility/boot room with plumbing for laundry appliances and beyond a timber conservatory with double door to the external stairs which lead down to the rear garden.

At first floor mezzanine level there is a double bedroom and shower room; rising to the first floor the drawing room spans the full width of the house, this grand room is a particular feature of the house with three floor to ceiling arched sash windows and fireplace with marble surround. Also on this level there is an atmospheric formal dining room or library.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



















On the second floor there are three bedrooms (all of which have built in wardrobes) and a family bathroom. A further flight of stairs leads to the attic room with roof light window: this room could be used as a further bedroom or for storage as currently arranged.

The lower ground floor is accessed via an internal staircase and while very much part of the main house (and used as such by the current owners for extra family accommodation) this area could be adapted to become a self contained apartment. There is a small kitchenette, sitting room, two bedrooms, a hobby room/third bedroom and a modern bathroom.

Outside to the rear there is a pretty walled town garden with area of lawn, several mature trees including a Rowan and a Pear along with well established planted borders. A pedestrian gate leads to the rear access lane.

To the front there is off road parking adjacent to the aforementioned open lawns.

## Location

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. 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.

## Property Information

**Services** All mains services are connected to the property.

**Local Authority & Council Tax Band** Cheltenham Borough Council 01242 262626

**Tax Band** G

**Guide Price** £1,600,000

**Tenure** Freehold







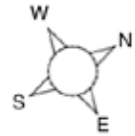
**Approximate Gross Internal Floor Area**

Main House: 432 sq.m / 4,647 sq.ft

Store: 9 sq.m / 91 sq.ft

Total Area: 440 sq.m / 4,738 sq.ft

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.



**Knight Frank Cheltenham**  
 123 Promenade, Cheltenham  
 Gloucestershire  
 GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Nick Chivers**  
 01242 246 950  
[nick.chivers@knightfrank.com](mailto:nick.chivers@knightfrank.com)



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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated January 2024. Photographs and videos dated January 2024.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing\\_help@knightfrank.com](mailto:marketing_help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.