



REGENCY
RESIDENTIAL



Edgecombe House, 12 Lypiatt Terrace, Cheltenham GL50 2SX
£1,999,500



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Edgecombe House is an exceptional Grade II* listed townhouse located on one of Cheltenham's finest terraces in the sought after Montpellier area.

- Six bedrooms
- Five bathrooms
- Stunning period features
- Off road parking
- Four generous reception rooms
- Grade II* Listed
- Gas central heating
- Paved rear garden

Description

Edgecombe House forms part of a handsome Italianate terrace of fine period properties, with arched sash windows and stone or colour washed rendered elevations with stone balconies and is Listed Grade II*

- entrance hall - drawing room - dining room - kitchen - conservatory - sitting room - library - six bedrooms - WC - five bath / shower rooms - second kitchen / utility - paved garden - off road parking -

The house was subject to major a renovation project around a decade ago, and retains its original detailing combined with a superior, fresh modern finish. The property is tastefully presented throughout and retains many period features including sash windows, marble fireplaces and impressive coved ceilings.

The accommodation is arranged over four floors. The lower ground floor of the property is currently integral to the main house but could very easily be separated into either an annexe or indeed a two bedroomed, self-contained apartment with a kitchen and 2 bathrooms to provide a separate income (subject to necessary planning / permissions).

Lypiatt Terrace is set well back from the road with large lawned areas bounded by wrought iron railings. The property has off road parking immediately to the front of the house. The courtyard garden enjoys the afternoon and evening sun, is laid mainly to patio with mature shrubs on the borders, and has a “sunken garden” which offers a cooler environment in the summer.

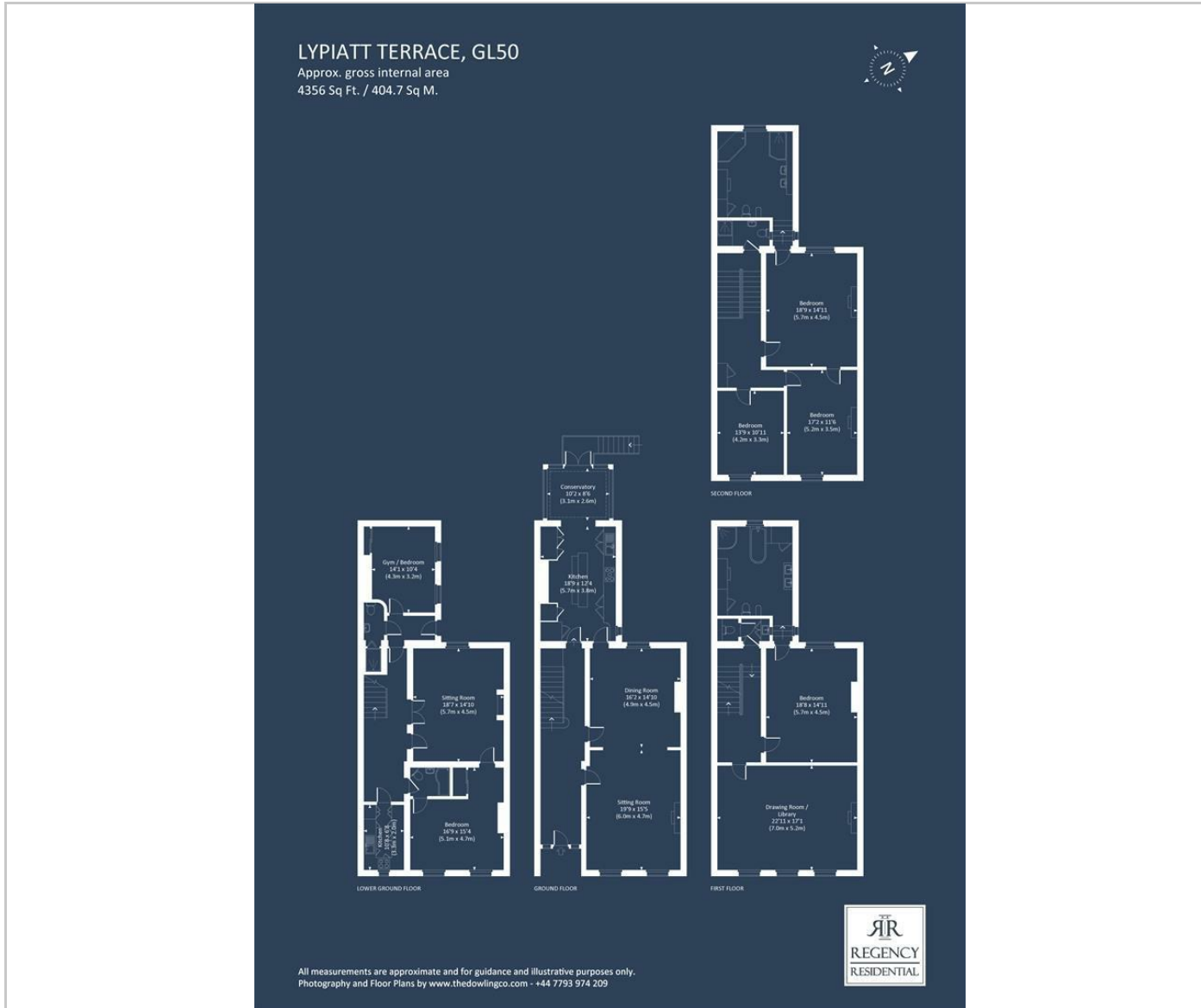
Situation

Lypiatt Terrace is one of Cheltenham’s most impressive addresses with Montpellier being Cheltenham at its best; independent shops, restaurants and bars and home to some of the most iconic Regency architecture in this jewel of a Regency town.

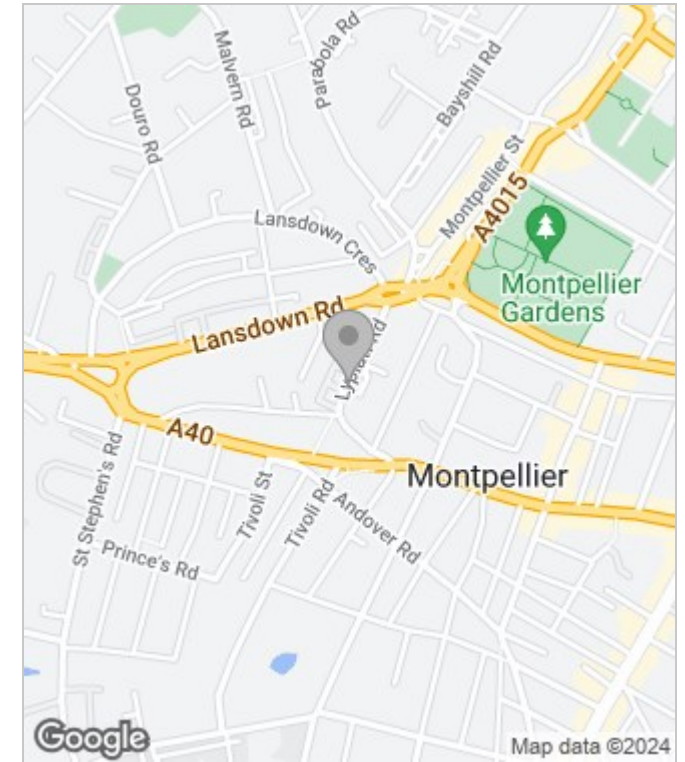
With access to the A40 and M5 and home to the globally respected Cheltenham Ladies’ College, Dean Close School and Cheltenham College, Montpellier offers central access to all that the town has to offer and easy access to the main transport links.



Floor Plans



Area Map



Council Tax Band : G (Cheltenham Borough Council)

EPC Rating : Exempt (Listed)

Tenure : Freehold

what3words location : ///gravel.rates.only

Utilities : All Mains Service Connected

Related Party Disclosure : The owner of this property has a business interest in Regency Residential Limited

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First Floor Offices, 14-15 Montpellier Arcade Montpellier Street, Cheltenham, Gloucestershire, GL50 1SU
Tel: 01242 350022 Email: info@Regency-Residential.co.uk <https://www.regency-residential.co.uk>