



SPRING FARM  
MIDDLE LYPIATT, GLOUCESTERSHIRE



# SPRING FARM

MIDDLE LYPIATT, GLOUCESTERSHIRE

A BEAUTIFULLY SITUATED AND IMMACULATELY PRESENTED SIX BEDROOM COUNTRY HOUSE SET WITHIN 19 ACRES OF ITS OWN LAND, WITH POTENTIAL FOR ANCILLARY ACCOMMODATION AND STUNNING VIEWS ACROSS THE VALLEY.

**Ground Floor:** Entrance Hall, Drawing Room, Sitting Room, Kitchen/Dining Room, Family Room, Games Room, Larder, Cloakroom, Boot Room

**First Floor:** Master Bedroom with Dressing Room and En Suite Bathroom, Three Double Bedrooms, Bathroom, Shower Room, Laundry Room

**Second Floor:** Double Bedroom leading to Double Bedroom with En Suite Bathroom, Two Storage Lofts

**Outside:** Driveway, Gardens, Dining Terrace, Summer House, Log Store, Pond, Orchard, Paddocks

**Outbuildings:** Modern Enclosed Barn with attached Open Barn, Stable Block, Field Shelters

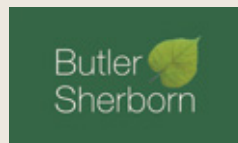
In all about 19 acres

For Sale Freehold

*Stroud 2.5 miles, Bisley 3 miles, Gloucester 12 miles, Cirencester 13 miles, Cheltenham 14 miles,  
Stroud Station 3 miles (London, Paddington from 90 minutes) Kemble Station 12 miles (London Paddington from 75 minutes)  
(all times & distances approximate)*

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## DESCRIPTION

Spring Farm is quietly set in a magical location on the side of a beautiful and peaceful valley. Originally a period cottage believed to date from the 17C, it has been sympathetically and imaginatively extended by the current owners to create a stunning family home that retains the charm of the original building, complemented by light and airy rooms suited to contemporary family life. Original details include stone mullions and exposed beams and panelling, as well as an original stone porch and charming attached circular stone log store. Meticulous attention to detail and practicality ensure that the accommodation not only takes advantage of the marvellous view but is comfortable and welcoming, including broad hallways and landings, a stunning kitchen/family/dining room, spacious bedrooms and tastefully appointed bathrooms. There is generous storage throughout the property and the owners have had the forethought to complete the larger storage loft and part of the agricultural barn to a specification, including services, that would allow conversion to self-contained ancillary accommodation (subject to planning permission) if required.

## ACCOMMODATION

### Ground Floor

The front door, set beneath a loggia, opens into the spacious entrance hall with Kahrs distressed oak flooring, part panelled walls, and a wood burning stove in a 'through' stone fireplace that also serves the sitting room, which is in the original part of the house. This invitingly comfortable room features original beams and timbers and distressed original timber panelling. It leads to the elegant drawing room, which has windows to three aspects with wonderful views; further exposed beams, timbers and panelling; an impressive fireplace with a stone mantel; a door to the front drive and a door to the wine store. This is within the old porch and has a further door to the dining terrace and views beyond, ideal for summer entertaining. The broad hall leads through to the magnificent kitchen/dining/family room, which is flooded with light from two sets







of french doors and a bay to the dining terrace and a bank of skylights, enhanced by the pale limestone flooring. The bespoke kitchen includes generous storage incorporating a bench seat and a large island with a breakfast bar and built in dog-bed recess. There is space and plumbing for a dishwasher and appliances include an Everhot electric range with hotplates, an induction hob and an overhead extractor fan, a large integrated corner cold store and an integrated freezer. The generous proportions allow for a large dining table as well as a spacious seating area and pocket doors open to reveal a cosy games/TV room, which can be easily hidden when entertaining. Also off the hall are the larder, the traditionally fitted cloakroom and the large boot room, which has storage including a coats cupboard, a large heated drying cupboard, plumbing for a washing machine and a recess for dog beds. With separate access from the loggia and limestone flooring, it is ideal for muddy kit and dogs.







### First Floor

Stairs rise from the hall to a particularly broad landing, with double doors leading to the master bedroom suite. Windows to three aspects, including a window seat, make the room light and tranquil with lovely views. The dressing room is fitted with bespoke storage and has an internal window overlooking the wine store/porch. The adjacent bathroom has a panelled bath, separate walk-in shower and twin vanity basins. Also off the broad landing are a sunny double bedroom with an adjacent shower room. A corridor leads to two further double bedrooms, both with curtained storage recesses, which share the family bathroom.

### Second Floor

The stairs continue to the second floor landing, with steps down to a suite of rooms within the old part of the house, which feature impressive exposed 'A' frame beams and timbers.

The first of these rooms is currently used as a bedroom, ideal for visiting families, but it would make a comfortable sitting room or home office. Beyond is a charming double bedroom with an ensuite bathroom with heritage style fittings including a roll-top bath. There are two large storage lofts off the landing, both fully boarded and insulated with skylights, which could provide further bedroom space or ancillary accommodation, subject to planning permission.



## OUTSIDE

The long gravel drive leads past the large, level paddock (approximately 10 acres) and curves down to the property, with a lovely approach culminating in a level stretch of drive adjacent to the spring-fed pond that leads to a block paved parking area and access to the stables. The gardens are predominantly laid to grass and low maintenance with a broad lawned path, wide enough for vehicles, leading past the house to a level area of lawn adjacent to the dining terrace, perfect for ball games or to accommodate a marquee. From here steps rise to the elevated summerhouse, which has power connected and spectacular views. The paved dining terrace adjacent to the house is surrounded by herbaceous beds and has the attractive log store to one side, with uninterrupted views across the valley. The rest of the land falls away from the house and is suitable for grazing. It is fenced into various areas including an orchard with a level paved area accessed by steps.

The modern agricultural barn is accessed via a spur from the drive and comprises an enclosed barn with three roller doors (one automated) and a pedestrian door, as well as an attached open area of barn. The stable block is conveniently close to the house and is currently used as four loose boxes; a tack room; workshop; feed/rug store; garden shed and studio. There are two field shelters adjacent to the level paddock.

## SITUATION & AMENITIES

Middle Lypiatt is a beautiful rural hamlet that lies in the Cotswold Area of Outstanding Natural Beauty in the parish of Bisley, a traditional Cotswold village between the Chalford and Painswick valleys to the west of Cirencester and east of Stroud. Bisley village has two pubs, a village store/Post Office, primary school, village hall & Parish Church. The Woolpack in Slad is a good dog walk away as is The Lamb Inn in Eastcombe. The nearby town of Stroud was named the best place to live in 2021 by The Times and has





a renowned farmers market and a variety of independent retailers as well as day to day amenities. The Roman town of Cirencester, and Regency Cheltenham are both within 14 miles, offering comprehensive shopping, dining and cultural facilities.

Secondary schooling in the area is excellent, with Stroud High School and Marling School both rated outstanding by Ofsted. Local private schools include Rose Hill, Westonbirt, Beadesert Park and Rendcombe, as well as the schools and colleges in Cheltenham.

Sporting and cultural opportunities include an extensive network of footpath and bridleways; golf at Painswick and Minchinhampton; Polo at Westonbirt and Cirencester; Racing at Cheltenham and Bath; Theatres at Cheltenham and Bath; Water sports at the Cotswold Water Park, South Cerney.

Railway connections to London Paddington are from Stroud (3 miles) and Kemble (12 miles) with journey times from 90 minutes and 75 minutes respectively.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating (underfloor to modern section of the ground floor). Gigaclear super-fast broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation. (The stone trough water-feature is specifically excluded).

## TENURE

Freehold



## RIGHTS OF WAY

There are two Public Footpaths that run across the property. They are shown on the attached boundary plan. The adjacent property, Hales Grove Cottage, has a right of way over the straight section of the drive.

## LOCAL AUTHORITY

Stroud District Council, Ebley Mill, Ebley Wharf, Stroud GL5 4UB. T 01453 766321 W [stroud.gov.uk](http://stroud.gov.uk)

## COUNCIL TAX

Band G

## VIEWINGS

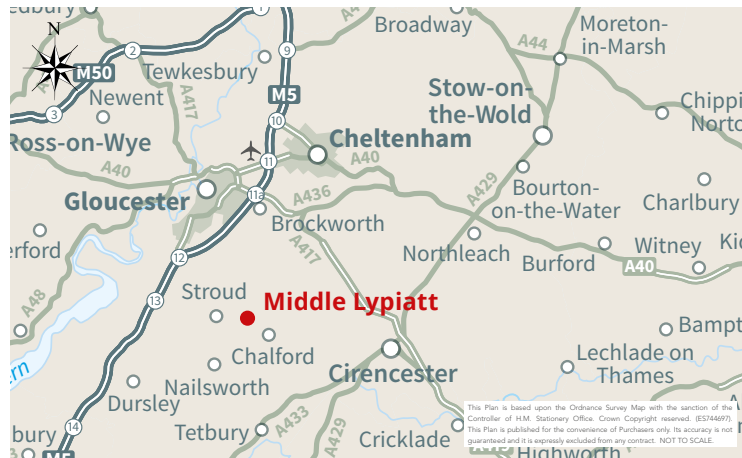
Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [sam@butlersherborn.co.uk](mailto:sam@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE GL6 7LP)

From Cirencester proceed to Birdlip on the A417. Turn left into the village of Birdlip and past the new housing development on your left. Continue round the bend to the George Hotel on your right and turn left immediately onto the B4070 Stroud road. Continue for approximately 2 miles taking the left hand turn signposted Bisley where the road forks and next to the Foston Ash Inn. After a further 2 miles take a right hand turn signposted towards Lypiatt and Stancombe. Continuing along this lane re-joining the Stroud road. Next to the entrance to Lypiatt Park, take the left hand turn signposted to Middle Lypiatt. Continue along this lane passing the turning on the left hand side to Middle Lypiatt House. Take the next left hand turning which leads to Spring Farm and take the left hand fork in the drive.

what3words: [archduke.headlight.goodbye](https://www.what3words.com/#!/archduke.headlight.goodbye)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

House Approximate IPMS2 Floor Area 481 sq metres / 5178 sq feet  
 Loft Rooms 66 sq metres / 732 sq feet  
 Stable Block 96 sq metres / 1033 sq feet  
 Barn 235 sq metres / 2530 sq feet  
 Summerhouse 12 sq metres / 129 sq feet

Total 802 sq metres / 8602 sq feet  
 (Includes House Limited Use Area 10 sq metres / 107 sq feet)  
 (Includes Loft Room Limited Use Area 20 sq metres / 215 sq feet)

Simply Plans Ltd © 2022  
 07890 327 241  
 Job No SP2783  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

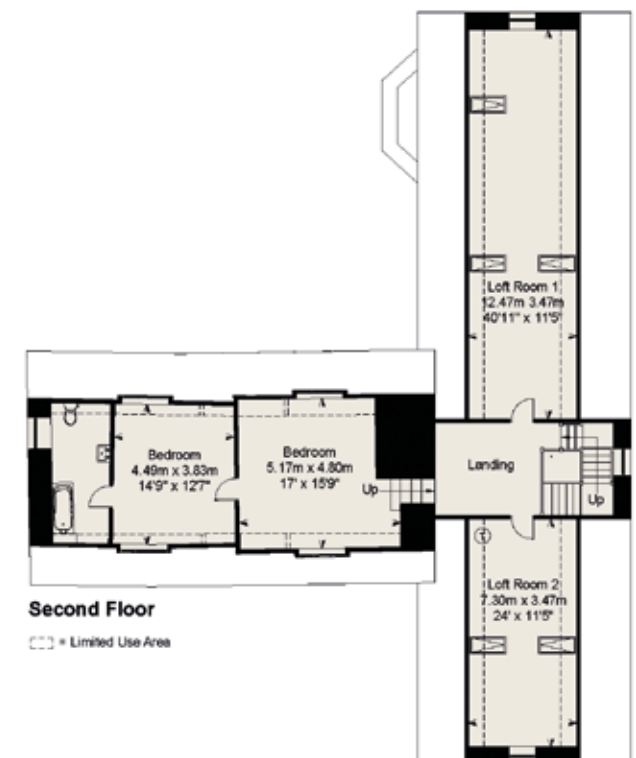
Outbuildings  
 Not Shown In Actual Location Or Orientation



Ground Floor

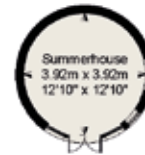


First Floor



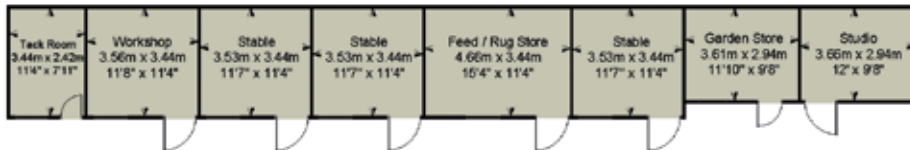
Second Floor

□ = Limited Use Area



Summerhouse  
 3.92m x 3.92m  
 12'10" x 12'10"

**Stable Block**



**Barn Measured Externally**



**DISCLAIMER**

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: July 2022. Particulars written: July 2023. Brochure by wordperfectprint.com





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