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BEECHGROVE FARM, NETHER LYPIATT







# BEECHGROVE FARM, NETHER LYPIATT, STROUD, GL6 7LS

LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY ENJOYING MAGNIFICENT COUNTRYSIDE VIEWS LIES THIS DETACHED MODERN HOUSE WITH THREE AGRICULTURAL BARNs AND LAND TOTALLING 17 ACRES.

## *The property*

This modern family home is nestled in a serene setting off a picturesque country lane above the Stroud Valleys. Accessed via a private driveway, the 1970s detached property sits against its own land, offering a sense of seclusion and natural beauty.

Having undergone significant extensions, the house boasts a versatile layout ideal for multi-generational living, complete with two entrances and two staircases. The design maximizes the stunning views, with three reception rooms and the kitchen positioned to the rear of the property, taking full advantage of the breathtaking scenery.

The heart of the home is the 23'10" main reception room, featuring a dual aspect that floods the space with light and provides panoramic views through its sliding patio doors onto a wooden deck. A striking Cotswold stone fireplace with an inset wood burner adds a cozy charm. This central room is seamlessly connected to the kitchen, hall, and dining room, creating a flow perfect for both family life and entertaining.

The bespoke-designed kitchen, offers our vendor's favourite spot to watch birdlife from a thoughtfully lowered breakfast bar. Stylish coloured wall and base units are perfectly paired with sleek black worktops and matching tiled flooring. Cooking enthusiasts will appreciate the two built-in ovens, an induction hob with extractor, a built-in dishwasher and Bosch built in fridge/freezer.

The dining room and sitting room both feature sliding patio doors that lead to a raised decked terrace—an idyllic space to soak in the stunning, far-reaching views. The ground floor layout is practical offering a cozy library/snug, a dedicated home study, a cloakroom, a utility room, and an easily accessible wet room. With its idyllic location and thoughtfully designed spaces, this property offers a unique blend of comfort and countryside living.

Upstairs, one end of the house is dedicated to a comfortable guest bedroom with its own ensuite facilities, alongside the impressive principal bedroom. This spacious 23'10" retreat features an

### ACCOMMODATION

*Four Reception Rooms • Kitchen • Study • Utility • Cloakroom  
Downstairs Wet Room • Main Bedroom with Ensuite • Guest Bedroom  
with Ensuite • Three Further Bedrooms • Family Bathroom*

**3133 sq. ft. (291 sq.m).**

*Heating: Oil central heating with two separate systems. Wood burning stove in living room. Wall-mounted electric fire in the sitting room.*

*Accessibility: Wheelchair access to house.*

ensuite bathroom and a Juliet balcony, offering breathtaking views that are truly remarkable. An inner door leads to the second landing area, where the second staircase provides access

to three additional well-proportioned bedrooms and a family bathroom, creating a practical and versatile layout for family and guests alike.





## Situation

Nether Lypiatt is a delightful rural hamlet located between Bisley and Stroud in an elevated position. This rural hillside setting, provides truly magnificent panoramic views across the Toadsmoor Valley and beyond. Abundant countryside walks can be accessed from the doorstep, reaching many beautiful local villages such as Bisley in addition to the River Frome and the Thames and Severn Canal, currently under restoration. The A419 sits in the basin of the valley connecting Stroud with Cirencester, both of which offer a wide selection of shops, supermarkets, farmer's markets, educational and recreational facilities. London (Paddington) commuters will appreciate the proximity of Intercity trains at both Stroud and Kemble. Schooling in the area is quite superb with state, grammar and independent options locally and further afield.

**What Three Words:** *clashes.foremost.newlywed*

**Land Registry:** *There are three titles for this site. (Covenants, rights and easements to be confirmed).*

**Ofcom:** *Broadband Ultrafast available.*  
**Mobile Phone Coverage:** *Indoors – O2 likely, EE, Three & Vodafone - limited. Outdoors – All likely.*

**Drainage:** *Private septic tank.*

**Asbestos:** *We suspect that the guttering and roofs on the agricultural barns are made from an asbestos component.*



### WITHIN EASY REACH...

Stroud Train Station 0.6 miles  
Cheltenham 14.4 miles  
Cirencester 11.3 miles  
Gloucester 16.3 miles

*All distances are approximate*









# Outside

A gated, gravelled private drive ensures privacy and leads to an elegant circular driveway, providing a welcoming arrival. The property includes three barns, with two open and one enclosed, offering versatile storage or potential for various uses. The Garden is made up of a lawned area that surrounds the house on two sides and is complemented by a charming Cotswold stone boundary wall, which separates the private grounds from the surrounding pastureland. It is thoughtfully designed, featuring shrubs, borders, a raised decked terrace, and a greenhouse—perfect for relaxation and outdoor enjoyment. The main section of land, reminiscent of parkland, is meticulously maintained enjoying a wildlife pond with its central duck island providing a tranquil setting and attracting a variety of visiting birds, enhancing the natural beauty. The property includes a planted arboretum, a sloping woodland area with track offering a variety of landscapes to explore and enjoy. There are no public footpaths. The setting offers panoramic views that stretch across the landscape, adding to the tranquillity and sense of privacy that defines this countryside oasis.

## OUTSIDE

*Private Drive • Copious Amounts of Parking • Garden • Three Detached Agricultural Modern Barns • A Large Field and Wildlife Pond • Woodland*

**Total Plot Measures 17 Acres**



## Useful Information

**Tenure:** Freehold.

**Postcode:** GL6 7LS.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band F and EPC rating E.

Approximate Gross Internal Area = 291.1 sq m / 3133 sq ft  
 Barns = 414.8 sq m / 4465 sq ft  
 Total = 705.9 sq m / 7598 sq ft  
 (Excluding Void)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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 not to scale. Fourlabs.co © (ID1152233)

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Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.