

CR  
COOK  
Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- HUGE POTENTIAL SUBJECT TO PLANNING
- CURRENTLY BLOCK OF 7 APARTMENTS
- SET WITHIN CIRCA 2 ACRES OF LAND
- STUNNING VIEWS OVERLOOKING CHELTENHAM
- 8,000 SQUARE FOOT / 743 SQUARE METERS
- GRAVEL DRIVE PROVIDING AMPLE PARKING

Guide Price £1,800,000

**Leckhampton Hill**

**Leckhampton**

**GL53 9QG**



# Leckhampton Hill, Leckhampton, GL53 9QG

Cook Residential is proud to present Hill House to the market. Steeped in potential, this is an ideal project home primed for the right buyer.

## The House

We are introducing Hill House a rare gem nestled on Leckhampton Hill in Cheltenham, boasting a detached period home set within approximately 2 acres of lush grounds. This substantial property, spanning over 8000 square feet, comprises seven apartments. Positioned discreetly from the road, Hill House offers unparalleled privacy. Cocooned within its mature surroundings, it commands breathtaking panoramic views. Its origins trace back to the 1850s, embodying a timeless elegance that contributed to its designation as a building of local interest. With its handsome facade, Hill House presents a remarkable opportunity for restoration to its original grandeur as a single-family residence. Access is complemented by stone gables framing the driveway, leading to ample parking accommodations. Whilst Hill House is not listed, it is regarded as a Building of Local Interest.

## The Grounds

Surrounded by its own meticulously landscaped gardens, and set over two acres the property features expanses of manicured lawns, inviting patio terraces, and vibrant borders. Additionally, the grounds present an enticing prospect for further development, subject to planning permissions, offering families a private sanctuary to relish and explore.

## Potential for Redevelopment

The house currently has seven apartments, with the potential for further development subject to planning permission. Some land within the grounds could also be developed into houses, again subject to planning permission. There is also superb potential to convert the property into a ten-bedroom family home, benefitting from numerous reception rooms and ensuite bathrooms. Again, this is subject to the necessary permissions being granted.

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## History

Hill House was originally built as a private house in the mid-1800s. In the late 1950s, it was facilitated as a foster home for children before eventually being converted to apartments.

## Further Benefits

A further benefit is the property currently has space to park up to ten vehicles. The tall trees and acreage give the property a private feel benefitting from being surrounded by countryside, including the Cotswold Way on Leckhampton Hill.

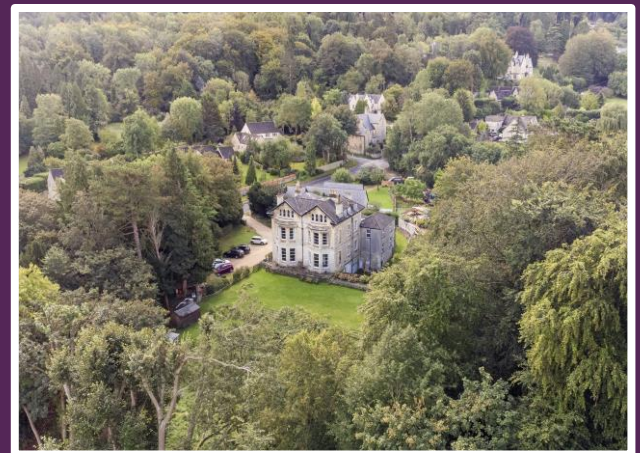
**Tenure:** Freehold

**Council Tax Bands:** For each individual apartment will be confirmed upon request.

**EPC:** For each individual apartment will be confirmed upon request.

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Approximate Area = 752.0 sq m / 8094 sq ft  
Outbuilding = 13.6 sq m / 146 sq ft  
Total = 765.6 sq m / 8240 sq ft  
Including Limited Use Area (4.1 sq m / 44 sq ft)



Second Floor

First Floor



Lower Ground Floor

Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 324885