

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

MAIN HOUSE

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

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 distances and times are approximate)



Knight Frank

One Market Place,
Cirencester GL7 2PE

T: 01285 659771
E: rupert.sturgis@knightfrank.com

www.knightfrank.com



Butler Sherborn

43/45 Castle Street, Cirencester
Gloucestershire, GL7 1QD

T: 01285 883740
E: sam@butlersherborn.co.uk

www.butlersherborn.co.uk





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, Beaudesert 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

COUNCIL TAX

Band G

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office - T: 01285 883740 | E: sam@butlersherborn.co.uk

DIRECTIONS (GL6 7LP)

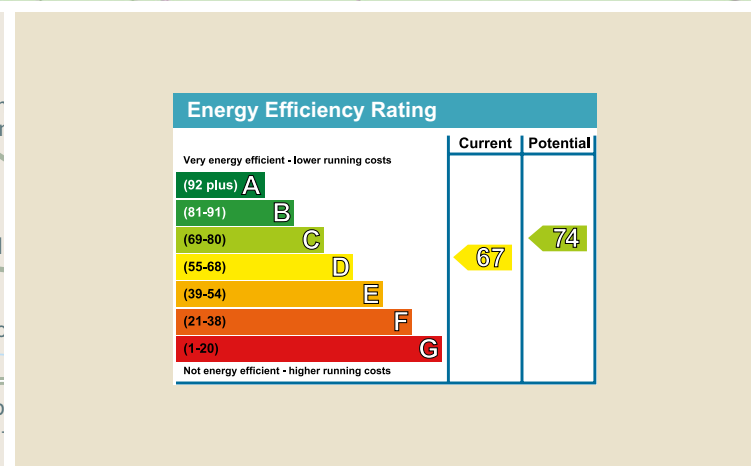
From Cirencester proceed towards Birdlip on the A417 and take the exit at the new Shab Hill junction. At the roundabout take the B4070 towards Birdlip and Stroud.

Continue along the B4070 towards Birdlip, passing through the village and continuing towards Stroud. At the fork by the Foston Ash Inn, take the left-hand turn signposted Bisley. Continue for approximately 2 miles and take the right-hand turn signposted towards Lypiatt and Stancombe.

Continue along this lane, rejoining the Stroud road. Next to the entrance to Lypiatt Park, take the left-hand turn signposted Middle Lypiatt. Continue along this lane, passing the turning on the left 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





Spring Farm

Approximate Gross Internal Area = 481 sq m / 5178 sq ft
Loft Rooms = 68 sq m / 732 sq ft
Stable Block = 96 sq m / 1033 sq ft
Barn = 235 sq m / 2530 sq ft
Summerhouse = 12 sq m / 129 sq ft
Total = 892 sq m / 9602 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333567)



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 when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: July 2022. Particulars written: September 2026. Brochure by wordperfectprint.com



 Knight
Frank

Butler 
Sherborn