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# BEECH HOUSE

16 LYPIATT TERRACE, CHELTENHAM, GLOS, GL50 2SX



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*An elegant Grade II\* listed town house forming part of a beautiful Italianate terrace of significant architectural merit in Cheltenham's Montpellier.*

Entrance Vestibule, Reception Hall, Sitting Room, Dining Room,  
Kitchen/Breakfast Room,  
First Floor Drawing Room, Bedroom Suite & Mezzanine  
Cloakroom

Second Floor Mezzanine Bedroom & Bathroom, Three Further  
Second Floor Bedrooms & Shower Room

Lower Ground Floor Sitting/Games Room, Kitchen, Two Bedrooms  
or Further Office/Reception Space, Shower Room

Delightful Walled Town Garden

Private Parking For Two Cars

Podpoint 7kw Car Charger

Tesla Powerwall

## BEECH HOUSE

Beech House is a very special property with a marriage of the most stunning rooms and period features with a wonderful feeling of being a comfortable family home that offers circa 4400 square feet of space with great flexibility to arrange the rooms for living as desired.

The house has been beautifully cared for and maintained and is now offered for sale with no onward chain to ensure a simple transaction for the next owner.

The immediate feeling on walking up the stone steps and into the reception hall is one of elegance with ornate ceiling mouldings, decorative corbels and a stunning cantilevered stone staircase with carved newel post rising to the upper floors.

A beautiful double reception room is arranged as a dining room and sitting room, divided by a wide architrave with double parliment hung, panelled doors and graced by period marble fireplaces, highly ornate ceiling mouldings with tall, shuttered, sash hung windows ensuring a lovely, light and bright atmosphere.

A smartly appointed kitchen has shuttered French doors leading out to a wrought iron balcony with steps leading down to the walled garden. The kitchen is fitted with an excellent range of cabinets, granite worksurfaces and breakfast plinth, fitted appliances to include a dishwasher, two freezer units, 3 refrigerators, wine cooler, oven and separate combination oven, warming drawer and inbuilt coffee maker.

As with the larger traditional town houses, the formal drawing room is set on the first floor. This elegant room has a charming vista across the front lawns through three full length, arched sash windows that open to a decorative stone balcony. The period detail is timeless with particularly ornate ceiling





mouldings and a handsome marble fireplace. A generous main bedroom with traditional built in wardrobes to the two deep recesses is served by a large en-suite bathroom with separate shower and there is a further cloakroom on the mezzanine landing.

Rising to the next mezzanine, a spacious landing area leads to a double bedroom with adjacent bathroom, perfect for guests and on the top floor, three further generous bedrooms are served by a large, well appointed shower room.

From the main reception hall, a staircase leads down to the lower ground floor which has excellent flexibility to be arranged as a two bedroom flat if so needed, or as presently arranged, as further recreational reception and office space. The main living room on this floor is presented as a games room and two further rooms which could be dressed as bedrooms are arranged as a study and snug/music room. This floor is perfect for working from home, teenagers or guest space if the option of an independent two bedroom flat is not required.

#### THE GARDEN

The walled, west facing garden of Beech House was hard landscaped in 2010 and is a generous size for a town property. Raised beds are planted with an array of shrubs, perennial flowers and specimen trees, providing colour and interest throughout the year and really coming in to its own throughout the spring and summer, creating a colourful oasis perfect for al fresco living. The garden is paved for ease of maintenance with a garden shed, access to the lower ground floor and useful rear access on to Lypiatt Lane where there is unrestricted parking.

#### TESLA POWERWALL

The Powerwall 2 was installed in 2024 and shifts overnight electricity to replace peak time usage, resulting in a significant saving on energy costs for the running of the house.

#### CAR CHARGER

To the front of the property, connected to the basement consumer unit is a Podpoint 7kw car charger, installed in 2019.

#### SITUATION

An address steeped in local history with fine period properties dating back to 1847 and a road lined with impressive early Victorian property. Only moments from everything on offer in Montpellier, it epitomises the cosmopolitan lifestyle that is so sought after, with a lively café culture, restaurant and cultural scene within strolling distance. Schools in Cheltenham include the world-renowned Cheltenham College, Cheltenham Ladies' College and Dean Close all of which are within walking distance. Whilst distinctively town living, this area is a quiet pocket that enjoys close proximity to the beautiful parks and garden squares which host an extraordinary number of festivals to include Jazz, Literature, Music and Food. Communication links are highly accessible to various motorway networks and Cheltenham Spa train station is only a mile away.

#### SERVICES

All mains services connected

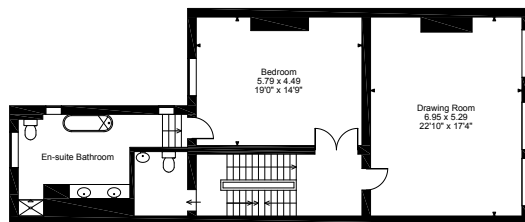
#### AGENTS NOTE

Beech House is Listed Grade II\* and as such, is a home of historical and architectural importance.

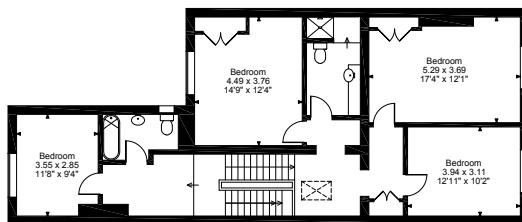
LOCAL AUTHORITY Cheltenham Borough Council – Band G



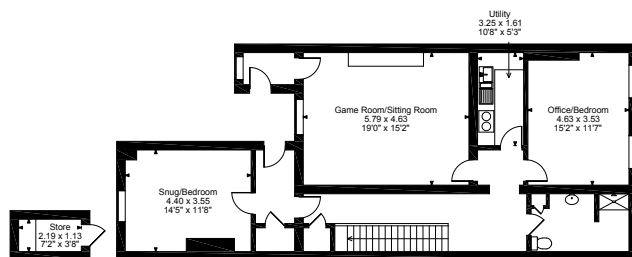
**Beech House, Cheltenham, Gloucestershire**  
**Approximate Gross Internal Area**  
**Main House = 4380 Sq Ft/407 Sq M**  
**Outbuilding = 22 Sq Ft/2 Sq M**  
**Total = 4402 Sq Ft/409 Sq M**



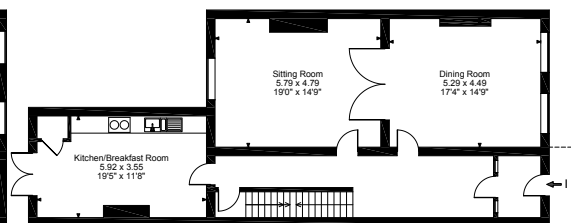
**First Floor**



**Second Floor**



**Lower Ground Floor**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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