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KINGSLEY
EVANS

KINGSMUIR HOTEL
Pittville Circus, Cheltenham, GL52 2PU

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The Kingsmuir Hotel provides an exciting opportunity to acquire a prominent freehold hotel on Pittville Circus Road, one of the best addresses in this pocket of the town.

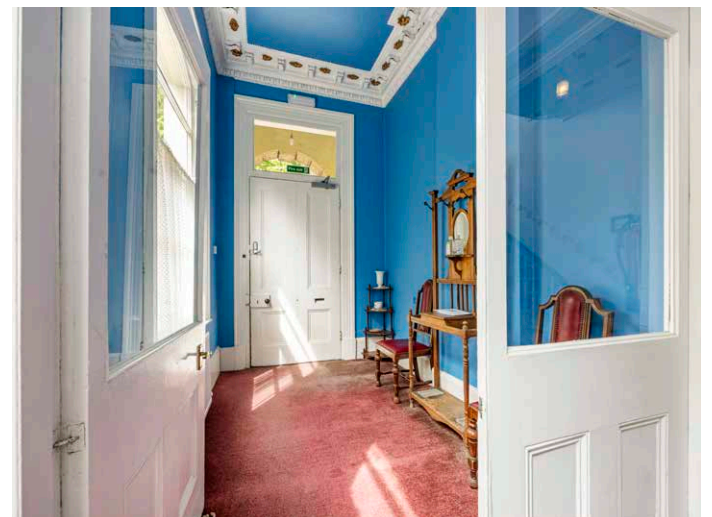
DESCRIPTION

Occupying a prominent position on Pittville Circus, one of Cheltenham's most prestigious addresses, Kingsmuir Hotel presents a rare opportunity to acquire a striking Grade II listed building with impressive scale, elegant architecture, and versatile future potential.

Kingsmuir has operated for many years as a hotel, providing self-contained studio rooms and ensuite bedrooms, some with shared kitchen facilities. The accommodation is arranged over lower ground, raised ground and two upper floors, extending over 6,000 sq ft.

The property retains a wealth of original features that speak to its historic character, including ornate cornicing, decorative fireplaces, sash windows, and generously proportioned rooms.

Kingsmuir offers excellent scope for a range of future uses including conversion into a spectacular private residence, capitalising on its scale, layout, and location.



OUTSIDE

Kingsmuir boasts a generous rear garden, a rare find in such a central location, providing a tranquil outdoor space ideally suited to the property's scale. To the front, there is off-street parking for multiple vehicles.

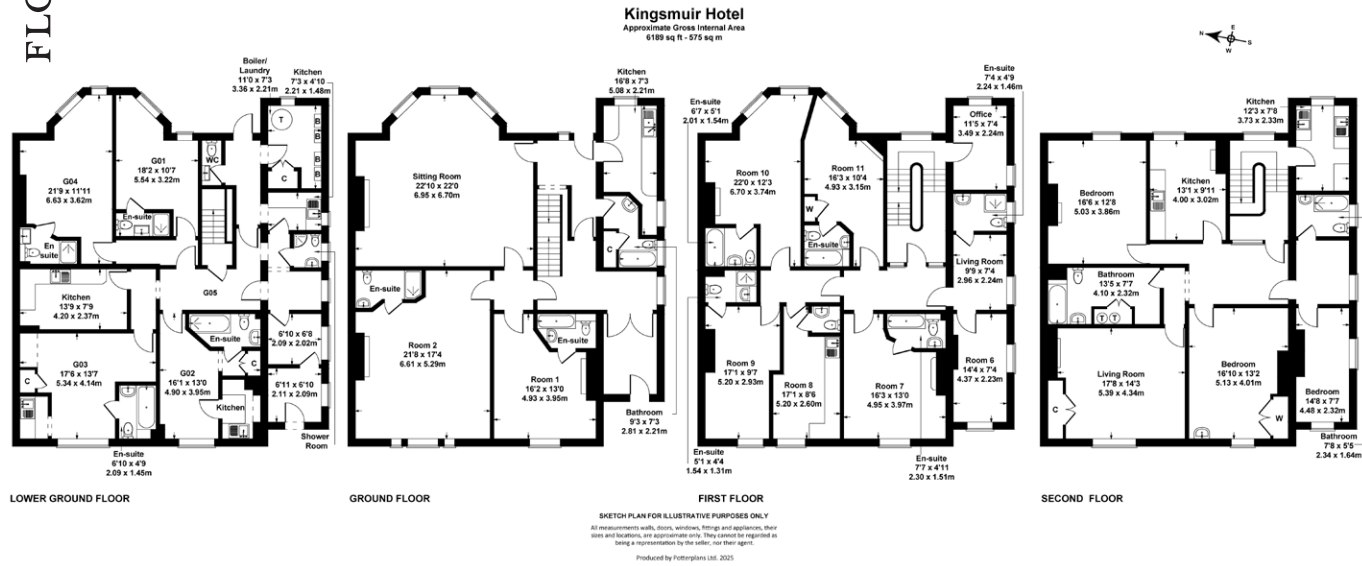
This is a truly exciting opportunity to acquire a landmark building in one of Cheltenham's most desirable enclaves.

SITUATION

Pittville Circus is one of Cheltenham's most desirable and architecturally distinguished addresses, renowned for its elegant period houses and attractive, tree-lined setting. This grand and leafy crescent offers a peaceful and central location, just moments from the open green spaces of Pittville Park, home to the historic Pump Room, boating lake, tennis courts, and charming cafés. A short stroll brings you to a selection of stylish local coffee shops, independent stores, and everyday conveniences, while Cheltenham's vibrant town centre – including the John Lewis department store, the boutique shops of Montpellier, and the elegant Promenade – is easily reached on foot in under 15 minutes. Cheltenham is a thriving cultural hub, hosting a year-round calendar of prestigious events, including the Literature, Jazz, Science, Music, and Food Festivals, as well as the world-famous Cheltenham Races at nearby Prestbury Park. The town is also highly regarded for its outstanding educational options, with top-rated schools including Cheltenham Ladies' College, Cheltenham College, Dean Close, and Berkhamstead School, all within walking or cycling distance. Transport connections are excellent, with convenient access to the M5 motorway and Cheltenham Spa railway station, offering direct services to London, Birmingham, Bristol, and other major cities



FLOORPLANS



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