

# Lypiatt Green, Nether Lypiatt

Stroud, Gloucestershire GL6 7LS

**Perry Bishop**  
and Chambers

the agent who keeps you informed



**Guide Price £2,250,000**

# Lypiatt Green, Nether Lypiatt

## Stroud, Gloucestershire GL6 7LS

 5 Bedrooms

 5 Bathrooms

 4 Receptions

 EPC Rating: C

### Key Features

- Arts and craft style contemporary home
- Attractive rural setting
- Impressive main entrance driveway
- Gym/guest accommodation
- Annexe potential
- Stabling, tack room and triple garage
- Circa 1200 square foot modern barn
- Circa 23 acres overall

A beautifully situated and highly impressive detached family home, built approximately fifteen years ago to an individual design and specification in a lovely Arts and Craft style, with many interesting features and details.

With attractive maturing Cotswold stone elevations, this is a fine well-built and attractively designed home, with many period-style features, but the benefit of modern and contemporary convenience.

The property has oil-fired under-floor heating throughout and attractive contemporary double glazed windows.

The house sits attractively in grounds and garden of circa two acres, the paddocks either side of the driveway are each two and three acres respectively with an additional 17 acres of agricultural land.

Approached into an impressive and welcoming reception hall with a connecting French door to the garden and a part galleried feature oak staircase, there is an adjacent inner hall, cloakroom and cloaks cupboard. The drawing room is a particularly attractive room with a large fireplace and wood burner and oak flooring, benefitting from high

period style ceilings and a lovely aspect onto the private gardens, a full width formal terrace and views. The adjacent family room has equally high period style ceilings, side French doors to the garden and this room again enjoys a lovely aspect and views.

There is a library that is triple aspect and has a raised contemporary wood burner, and the very nicely fitted kitchen/breakfast room is also triple aspect, has an excellent view onto the garden, a large central island and four oven oil-fired Aga, plus a separate oven and hob, and there is also a separate utility room with larder.

An inner hall from the reception hall leads to a potential annexe for use for either teenage or dependent relative facilities, or indeed can be incorporated into the property or perhaps a work from home office or studio. This area currently provides a shower room, fitted kitchen and a large study or additional sitting room/bedroom.

At first floor level the master suite is a particularly lovely room with a feature bay window, enjoying an aspect onto the garden and far reaching views. There is a well-designed large walk-in dressing room and extensive



wardrobes and a spacious en-suite bathroom.

Bedroom two/guest bedroom is dual aspect and also enjoys views, has built-in wardrobes. There are three further bedrooms, all large and well-proportioned, and all being en-suite, two of which have built-in wardrobes.

Approached over a long formal gated driveway, almost centrally splitting the pair of paddocks, that in total amount to circa five acres, and this leads to a further gated driveway to the inner drive and approach to the main house both with electric gates.

There is an extensive inner drive and central landscaped turning area, considerable parking and a triple garage/barn plus the Gatehouse being a detached stone built property, matching the style of the main house, providing oak flooring, a nicely fitted kitchen, open plan gym area/sitting room with adjacent sauna and shower room together with a bedroom at first floor with a clever Velux cabrio style window.

There is an additional driveway from the main approach that leads to the yard and stabling providing two loose boxes, a tack room and store, plus a large modern agricultural barn three bay size divided into two and high access roll-over doors that in total provide circa 1200 square feet, they also have three phase electricity connection.

There is an additional area of agricultural land that amounts to approximately seventeen acres, adjacent from the approach lane, directly in front of the existing paddocks. The fields are let until May 2018 to a local farmer.







## Location & Amenities

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Set within the Cotswolds Area of Outstanding Natural Beauty this property is located between Stroud and Cirencester, looking across the Stroud and Chalford valleys. This location also puts it within easy reach of Cheltenham and Gloucester.

The nearest village is Brimscombe, which is a small countryside village built around the original shipping Port that brought wealth and riches to the area. Although the Port no longer remains, Brimscombe still holds many remnants of its heritage with converted woollen mills which all run alongside the canal which still flows through the valley, sporadically intercepted by locks. Stroud District Council is currently leading restoration of a 6.7 mile length of the Cotswold Canals between Stonehouse and Brimscombe and this is thought to bring huge benefits in terms of economic investment, heritage, leisure and conservation to the area.

### Directions

As you proceed into Stroud from the Cirencester Road go past Waitrose on the left hand side and at the mini roundabout just before London Road turn right and continue up the hill out of Stroud and after approximately 1 mile beyond the perimeter of Stroud turn right sign posted to Nether Lypiatt and then right at the next junction, proceed for approximately 2 miles and Lypiatt Green can be found on the left hand side.

### Services & Tenure

We believe the property is served by mains electricity, and water, private septic tank drainage and oil tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

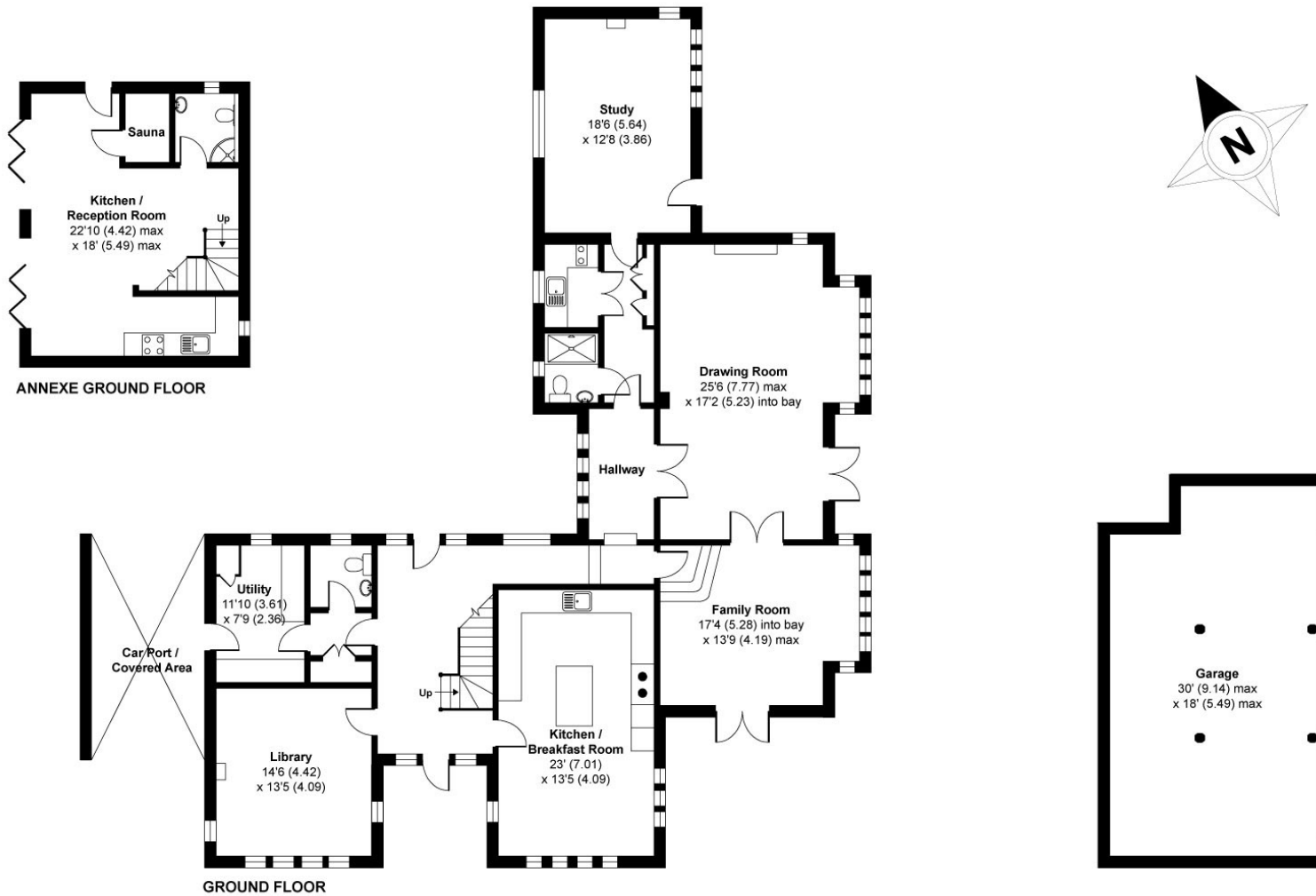
### Local Authority

Stroud District Council - G

Ref: 71021160/26196/MJC

# Lypiatt Green, Lypiatt, Stroud, GL6

APPROX. GROSS INTERNAL FLOOR AREA 4882 SQ FT 453.5 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT , OUTBUILDINGS & INCLUDES ANNEXE & GARAGE)

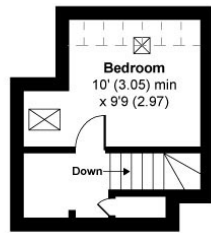


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

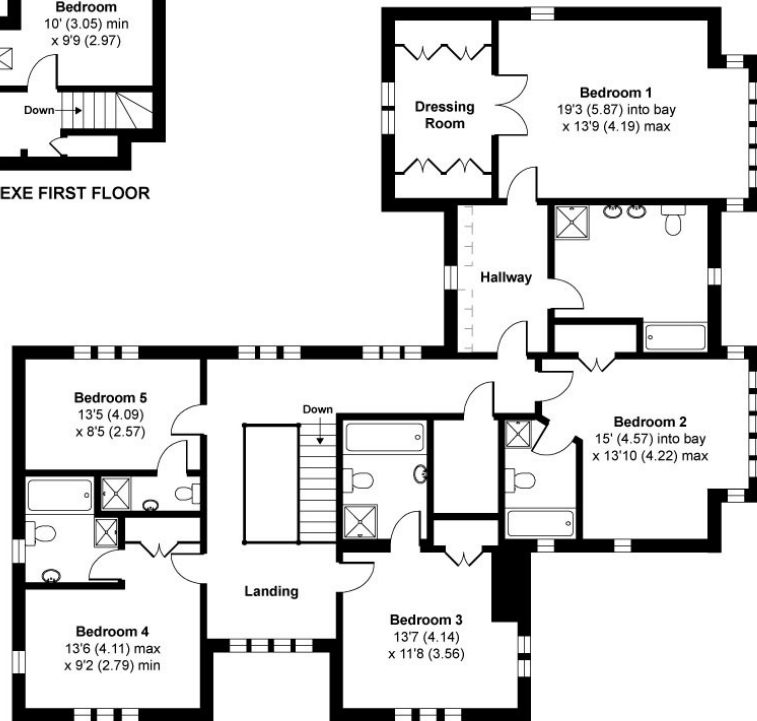
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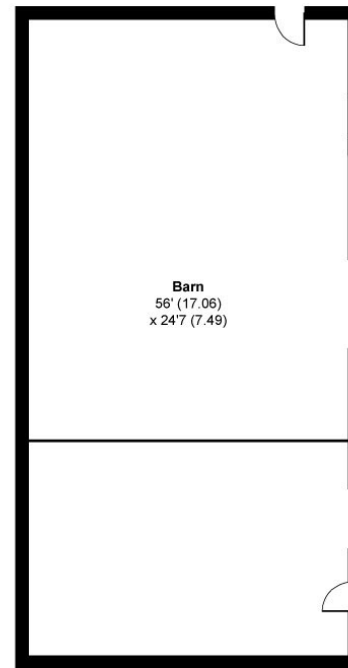
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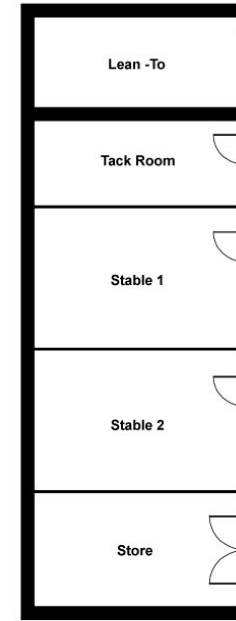
ANNEXE FIRST FLOOR



FIRST FLOOR

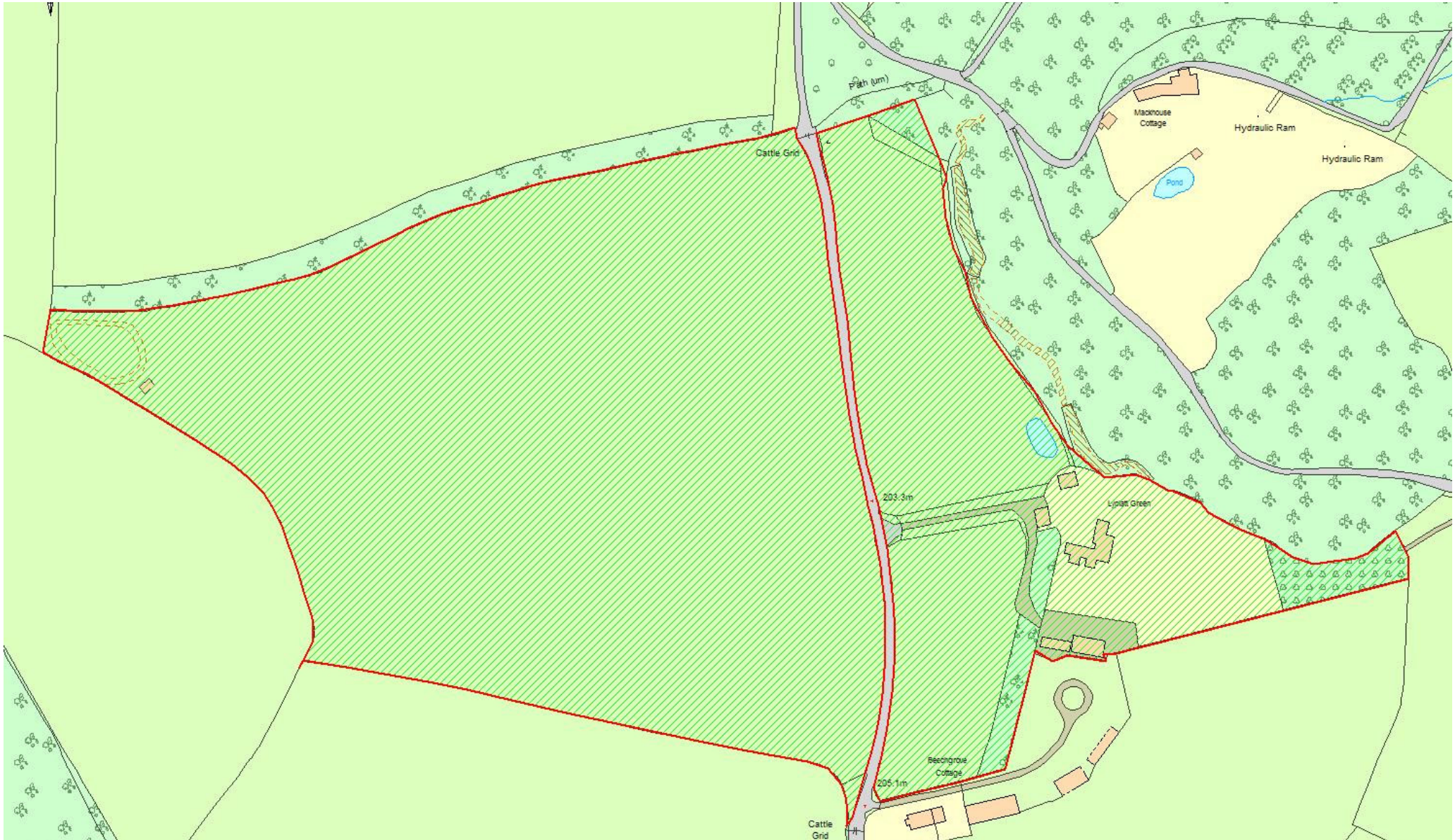


OUTBUILDING 1



OUTBUILDING 2

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