

PerryBishop

PROPERTY MADE PERSONAL



The Abbey Townhouse 14-16 Bath Parade, Cheltenham, GL53 7HN

Asking Price **£1,325,000**

The Abbey Townhouse

14-16 Bath Parade, Cheltenham, GL53 7HN

Key Features



13

Bedrooms



14

Bathrooms



4

Receptions

- Superbly located in the Spa Town of Cheltenham
- Stunning Regency townhouse dating back to circa. 1838
- Brimming with character and charm and presented in immaculate decorative order
- Profitable and successful business opportunity
- Approved planning for two residential dwellings
- Excellent possibility for conversion into student accommodation, subject to obtaining the necessary change of use permissions.
- Viewings by appointment - please contact us on 01242 246983

About the property

Nestled in the heart of Cheltenham's vibrant Bath Parade, Abbey Townhouse B & B presents an exceptional opportunity for investors, developers, and those seeking a potential conversion project. Currently operating as a charming & successful bed and breakfast, this substantial period property offers a range of exciting possibilities, subject to planning permission.

The property comes with the approved planning to convert into two spacious residential dwellings, the split being quite simple with a few upgrades needed, offering an ideal opportunity of creating contemporary family homes in one of Cheltenham's most desirable locations. Alternatively, there is scope to convert the building into student housing or multiple apartments, subject to planning approval, making it a versatile investment for various buyer needs.

In addition, the property offers the rare opportunity to acquire Abbey Townhouse B&B as a fully operational and established business. With its long-standing reputation and existing client base, the property provides a turnkey option for those looking to continue running a successful Bed and Breakfast in a prime Cheltenham location.

Positioned in the heart of Cheltenham, the property enjoys a prime location just a short stroll from the bustling town centre.

Bath Parade is renowned for its Georgian architecture and is surrounded by a mix of residential, commercial, and leisure facilities. With easy access to local parks, shops, cafés, and schools, the location offers an attractive proposition for both potential tenants and homeowners.

The property itself offers a generous and well-proportioned layout, currently comprising multiple reception rooms, 2 kitchens, 14 guest bedrooms (the majority being en-suite), utility and ample storage. The property benefits from a large private garden, well-maintained facilities and 15 parking permits. There is ample space for reconfiguration to suit a variety of residential layouts, giving prospective buyers the freedom to design the ideal space for modern living.

Given the demand for both residential and student housing in Cheltenham, alongside the rare chance to acquire a fully operational B&B business, this is an outstanding investment opportunity not to be missed.

Location

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

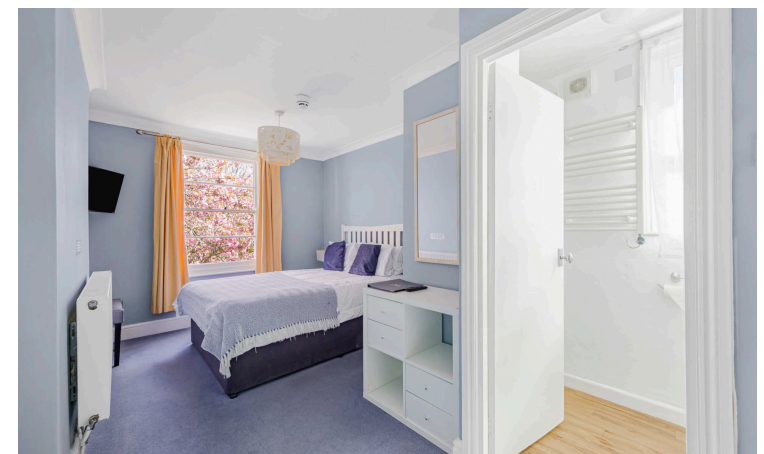
There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

What Three Words [///toast.insist.daisy](#)

Services & Tenure

All mains services are connected. The property also has CCTV, VOIP/Internet 1gb, cable run digital signal TVs from attic aerials



together with a dual system wireless fire alarm including audio monitored door release.

Local Authority

Cheltenham Borough Council

Viewings

Viewings are strictly by appointment only. Please contact us on 01242 246983 to arrange.

Information Pack

An information pack is available upon request which includes information pertaining to the following:

- FRA Annual review
- Insurance
- Accounts
- Fire testing and annual maintenance
- Water testing legionella annual
- Asbestos management plan
- EICR 2027
- Gas certs annual
- Food Safety 5* operators
- PAT Testing annual
- ICO registered (CCTV)
- Website inc link to PMS
- VOIPS and Phones GDPR networking and CRM
- Digital Footprint
- Suppliers lists
- Insurers risk survey (Risk Stop)
- Flood risk assessment 2025

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from this office.

This includes: Broadband speed and mobile phone signal, flood risk and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions and accessibility information.

We'd love to hear from you

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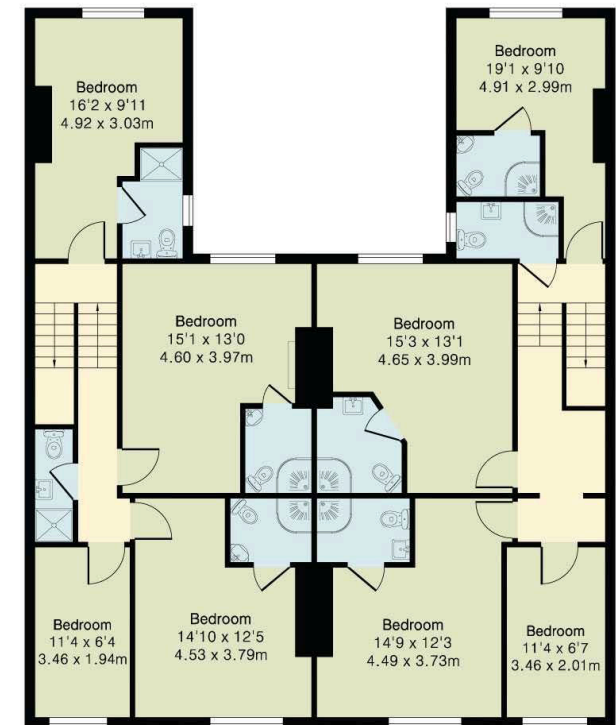
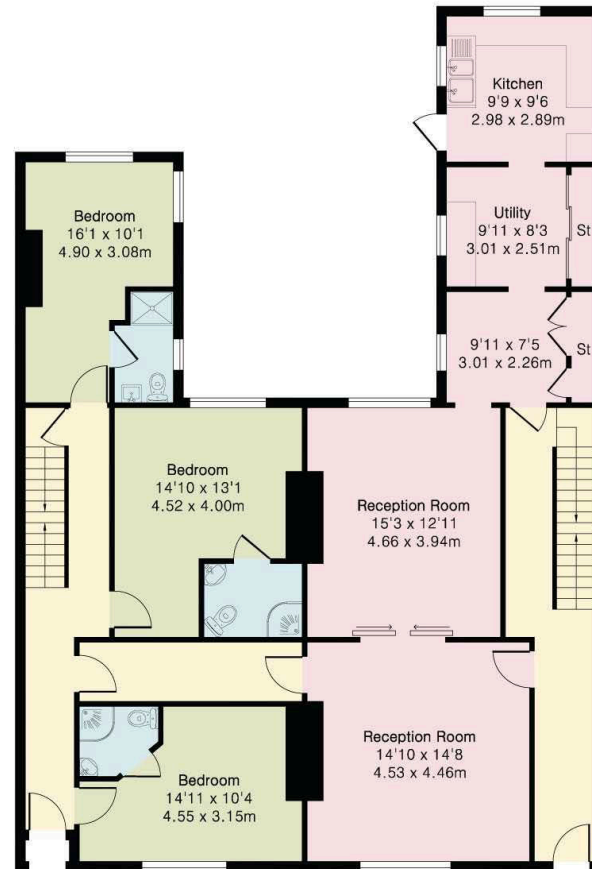
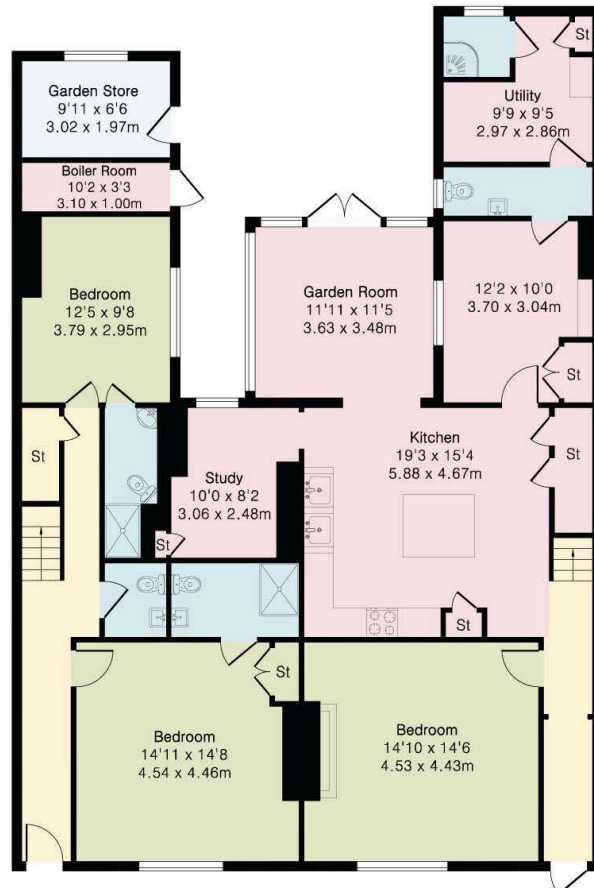


Approximate Gross Internal Area 4847 sq ft - 451 sq m

Ground Floor Area 1796 sq ft – 167 sq m

First Floor Area 1570 sq ft – 146 sq m

Garage Area 1481 sq ft – 138 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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