

# PerryBishop

PROPERTY MADE PERSONAL






**Thrupp House** Gunhouse Lane, Bowbridge, Stroud, Gloucestershire, GL5 2DD

Starting Price **£1,500,000**

# Thrupp House

Gunhouse Lane, Bowbridge, Stroud, Gloucestershire, GL5 2DD

Key Features



- An outstanding Gothic Revival mansion house dating back to the late 19th Century
- Set in an elevated position with over 2 acres of garden
- Over 11,100 sq.ft, with the manor house split into 11 apartments
- To be sold via Secure Sale online bidding - immediate 'exchange of contracts' available
- Bids due by 12pm, Wednesday 26th March 2025

About the property

Perry Bishop are very excited to offer for sale Thrupp House a Gothic Revival mansion house dating back to the late 19th Century. The original property was once part of the larger Lipyatt Estates, the lands at Thrupp were originally in the ownership of the Templars.

Set in an elevated position and within over 2 acres of garden, including an original walled garden an old tennis lawn, trees, beech hedging, outbuildings and plenty of parking.

Offering over 11,100 sq.ft., in the early 20th Century the then owner split the manor house into 11 apartments, today Thrupp House has all apartments tenanted.

Further small buildings to the rear of the property are used as store rooms, with potential for further development.

Entering the building into a grand lobby with Victorian floor tiles, wood panelling to walls and ceiling and a grand staircase which gives access to all floors. On the ground floor are 4 apartments, a further set of stairs at the back of the building and access to a large cellar. The first floor which splits to a half floor hosts four apartments and the second floor again with a split level, has a further 3 apartments with a glass atrium flooding the stairs with light. All apartments are of varying condition, some boasting beautiful period features including marble fireplaces, ceiling roses, cornicing, floor to ceiling bay windows and some with wood burners. Gas central heating serves a few apartments and the rest are electric. A further small building is at the back of the main house which holds large storage rooms, further storage and a log shed.

Externally Thrupp House is in good structural order, with stone mullion windows which could benefit from secondary glazing, the house was reroofed in the late eighties or thereabouts however, some felted areas do need attention.

Parking area to the front, with lawned gardens to the front and side, the large walled garden is at the back of the house, the grounds benefit from 360-degree views of the surrounding countryside encompassing Stroud, Rodborough, the common and Bowbridge. There have been discussions that a new build scheme could be applied for in the grounds, as historically there were previous buildings and the land falls

within the settlement boundary - no planning has been explored.

Thrupp House - The Family & Its History

Thrupp house was acquired by the present family in an auction in the mid-1900s. The estate was originally in the hands of the Clutterbucks, notably Elizabeth, who married Mr Chambers, and the present house was a wedding present to her, from him. At the beginning of WWII the house was requisitioned by the MOD for the RAF and the airmen were stationed there until it went to auction after the war ended. Our client's late husband's grandfather then purchased the property and it was turned into three large apartments. The family lived there until the late 60s or so. Wally Hammond a family friend and renowned cricketer who played both for Gloucestershire and who was also the Captain of the England cricket team for some years had an apartment there along with another small family. The family hosted tennis parties on the tennis lawn, kept ponies there as well as chickens to the side of the walled garden and the children learned to ride in the then adjoining orchards. The family left the property in the mid twentieth century when they then converted the house into the existing apartments and retained them until now.

Location

Thrupp offers a true village atmosphere close to rural Cotswold countryside, yet only 1.5 miles from the centre of Stroud. Thrupp has a primary school, and there are several small local shops available at Brimscombe corner, with Waitrose also less than a mile away. The historic market town of Stroud - a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud has two state Grammar Schools, for boys and girls, and nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Stroud has good transport links with easy access to both the M4 & M5 and London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.

Directions

Leaving Stroud on the London Road heading East pass the Waitrose on your right and take the first exit at the next roundabout, follow this road along for approximately half a mile, after the set of traffic lights take the next left onto Gunhouse Lane and continue along to the top, Thrupp House if found on the left as the drive sweeps around the corner.

What Three Words: infuses.parsnips.ideals

Tenancies

All apartments are let on AST's. Terms of the AST's can be provided. Further information on the rentals can be provided by the PB team.

Services

Gas, electric and water are all connected. EPC ratings range from D to G.

Method of Sale

Being sold via Secure Sale online bidding. Immediate 'exchange of contracts' available. (Terms & Conditions Apply)



Starting Bid £1,500,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Bids due by 12:00 pm on Wednesday 26th March 2025.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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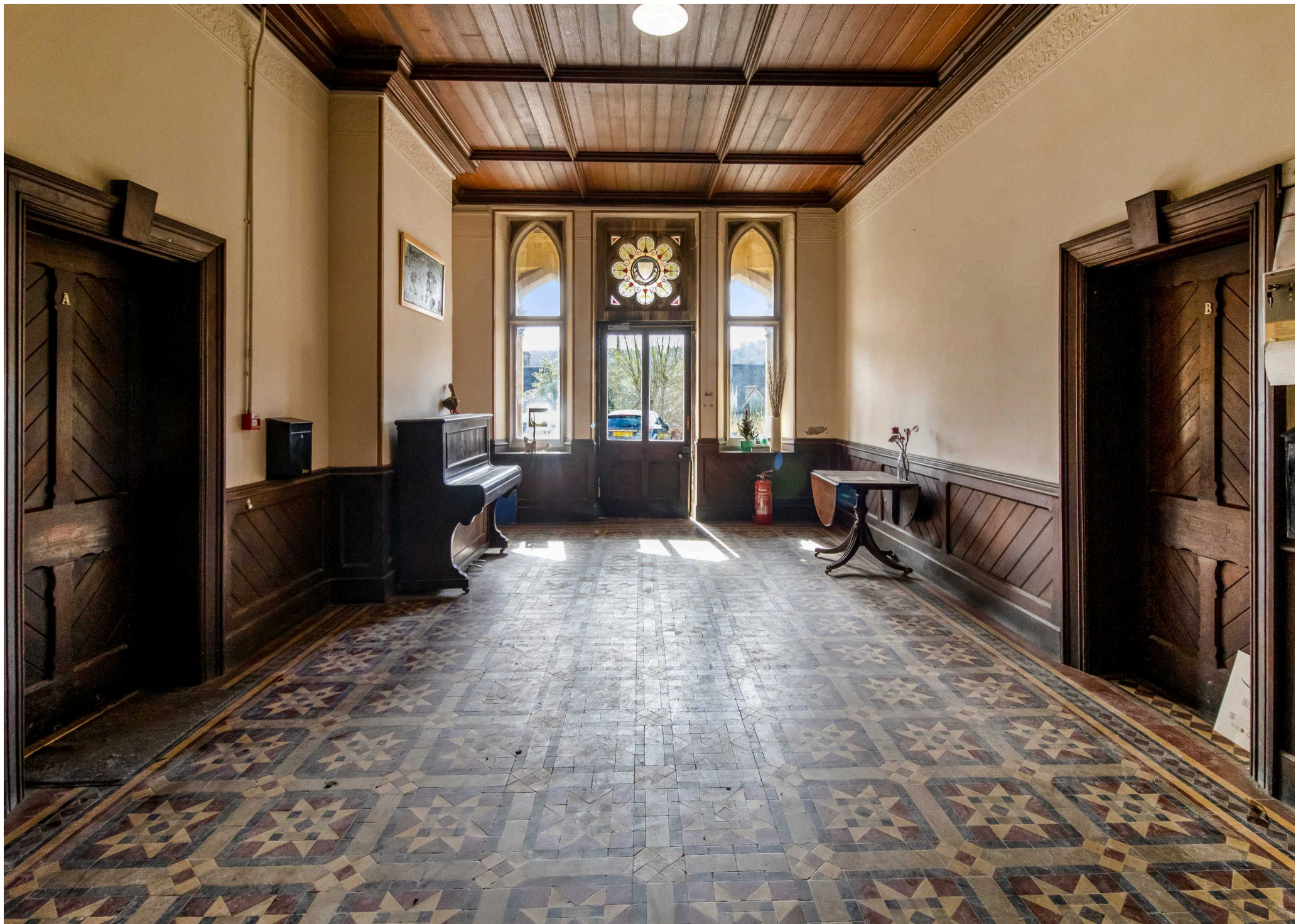
#### We'd love to hear from you

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First Floor

### Second Floor

All measurements are approximate and for display purposes only



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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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