



The Mount
Rudford GL2 8DS



STEVE GOOCH
ESTATE AGENTS | EST 1985

The Mount

£825,000

Rudford GL2 8DS

A THREE/ FOUR BEDROOM DETACHED HOUSE dating back to the 1750's, HISTORICALLY A PUBLIC HOUSE, situated in an **ELEVATED POSITION SURROUNDED BY MATURE GARDENS** and **GROUNDS APPROACHING 4.5 ACRES** with a **RANGE OF OUTBUILDINGS, TWO PADDOCKS** and an **OUTLOOK OVER THE SURROUNDING FIELDS AND FARMLAND.**

The nearby village of Tibberton offers a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations. It also hosts the yearly Tibberton Show which is a huge and well supported event.

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Entrance via double glazed door into:

KITCHEN

15'6 x 11'11 (4.72m x 3.63m)

Single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated dishwasher, electric double oven, four ring electric hob, cooker hood above, alcove with inset solid fuel Rayburn, front and rear aspect windows with a lovely private outlook over the gardens.

CONSERVATORY

15'10 x 6'7 (4.83m x 2.01m)

Double radiator, UPVC double glazed with a lovely outlook over the gardens, sliding patio doors through to the side.

DINING ROOM

11'8 x 11'7 (3.56m x 3.53m)

Double radiator, rear aspect window with a lovely private outlook over the gardens. Glazed door through to:

REAR PORCH

Half glazed UPVC door through to the rear.

LIVING ROOM (L SHAPED)

22'0 x 15'0 (6.71m x 4.57m)

Fireplace with inset wood burning stove, double radiator, exposed ceiling timber, side aspect bay window overlooking the grounds, rear aspect window overlooking the gardens.

FROM THE DINING ROOM, A DOOR LEADS TO:

INNER HALLWAY

Under stairs storage cupboard, stairs to the first floor, front aspect window overlooking the gardens. Door to:

SITTING ROOM

14'5 x 13'4 (4.39m x 4.06m)

Stone fireplace, raised hearth, mantle over, double radiator, exposed timbers, side aspect window with a private outlook over the gardens.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Single radiator.



MASTER BEDROOM

15'3 x 10'8 (4.65m x 3.25m)

Double radiator, air conditioning unit, front and side aspect windows with an outlook onto the gardens over open fields and farmland.

Door to:

DRESSING ROOM / NURSERY / BEDROOM 4 (L SHAPED)

14'6 x 11'7 (4.42m x 3.53m)

Double radiator, built-in wardrobe with hanging rail, front aspect window with an outlook onto the gardens and fields beyond. Door to:

EN-SUITE

Corner bath with shower attachment over, pedestal wash hand basin with tiled splashback, close coupled WC, radiator with heated towel rail, rear aspect Velux roof light.

BEDROOM 2

14'7 x 13'4 (4.45m x 4.06m)

Exposed beams, double radiator, front and side aspect windows with a private outlook over the gardens.

BEDROOM 3

15'2 x 8'7 (4.62m x 2.62m)

Double radiator, rear aspect window with a lovely outlook over fields and farmland.

BATHROOM

Coloured suite comprising of a modern panelled bath with shower attachment over, pedestal wash hand basin, heated towel rail, single radiator, airing cupboard with hot water tank, rear aspect window.

CLOAKROOM

White suite comprising of a close coupled WC, rear aspect roof light.

OUTSIDE

From the road, a long sweeping tarmac driveway leads through to a parking and turning area suitable for the parking of several vehicles. This leads to a range of outbuildings to include:

TWO STOREY BARN

21'9 x 13'1 (6.63m x 3.99m)

Accessed via electric roller shutter door, power and lighting, inspection pit. Stairs lead to the first floor which has a very useful storage area measuring 21'9 x 13'1, with lighting, side aspect windows. The building was re-roofed in the last five years.

LARGE WORKSHOP / STORE

34'7 x 19'1 (10.54m x 5.82m)

Power and lighting, accessed via large sliding door.







WORKSHOP 1

18'2 x 17'10 (5.54m x 5.44m)

Accessed via stable door, power and lighting.

WORKSHOP 2

17'10 x 12'7 (5.44m x 3.84m)

Timber construction, power and lighting, accessed via UPVC door.

DETACHED BRICK-BUILT UTILITY / LAUNDRY HOUSE 22'0 x 6'4 (6.71m x 1.93m)

Plumbing for washing machine, power and lighting, oil-fired central heating and domestic hot water boiler, storage cupboards, side aspect window.

Mature gardens surround the property with various lawned areas, mature shrubs, bushes, trees etc, greenhouse, outside WC (with low-level WC), mature shrubs, bushes and trees, backing onto surrounding fields and farmland. Access is gained to two good sized level paddocks with natural hedge boundary and various accesses, one being from the road. The whole of the gardens and grounds amount to approaching 4.5 acres.

SERVICES

Mains water and electricity, septic tank, oil-fired heating.

Fibre broadband is available in the road nearby.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Proceed out of Newent on the B4215 towards Gloucester until you come into Rudford. Proceed along and you will see the property on your left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS



Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







GROUND FLOOR



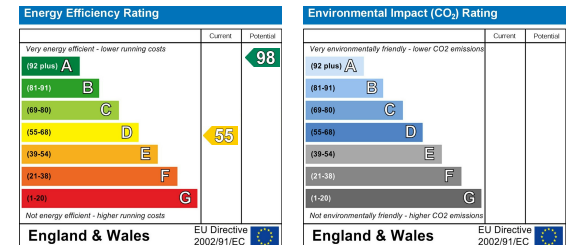
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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