



Middle Mill - 10 Court Farm Huntley Road
Tibberton GL19 3AF

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £395,000

A RARELY AVAILABLE FOUR BEDROOM BARN CONVERSION situated in the POPULAR TIBBERTON COURT FARM DEVELOPMENT in a MATURE SETTING, MASTER EN-SUITE, CHARACTER FEATURES, GARAGE and OFF ROAD PARKING, ENCLOSED REAR GARDEN measuring approximately 50' x 18', all being offered with NO ONWARD CHAIN.

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.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.





Entrance via part glazed stable door through to:

ENTRANCE HALL

Tiled flooring, understairs cupboard, double radiator, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin, mirror over, single radiator, tiled flooring.

LIVING ROOM

20'4 x 19'1 (6.20m x 5.82m)

Stone fireplace with inset wood burning stove, raised hearth, mantle over, exposed ceiling timber, exposed beam, two double radiators, wall light points, shelving, rear aspect window, fully glazed French doors through to the private rear garden.

FAMILY KITCHEN / DINING ROOM

14'5 x 13'1 (4.39m x 3.99m)

Stainless steel sink with mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven, microwave and warming drawer below, five ring hob, cooker hood above, integrated dishwasher, fridge / freezer, washing machine and tumble dryer, spotlighting, under cupboard lighting, wall mounted gas-fired central heating and domestic hot water boiler, front aspect window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Radiator, exposed beams, airing cupboard with hot water tank and slatted shelving, two front aspect Velux roof lights.

MASTER BEDROOM

14'9 x 12'4 (4.50m x 3.76m)

Double radiator, two front aspect windows overlooking the courtyard. Door to:

EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin, single radiator, strip light, shaving point and mirror.

BEDROOM 2

11'3 x 8'9 (3.43m x 2.67m)

Single radiator, access to roof space via loft ladder, rear aspect window overlooking the gardens.

BEDROOM 3

14'10 x 8'11 (4.52m x 2.72m)

Single radiator, open fronted double wardrobe with shelving, exposed ceiling timber, rear aspect window with an outlook over the gardens.

BEDROOM 4

14'7 x 9'11 (4.45m x 3.02m)

Fitted shelving, single radiator, access to roof space, front aspect window.

BATHROOM

White suite comprising modern panelled bath, shower attachment over, fully tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, single radiator, light and shaving point, two front aspect Velux roof lights.

OUTSIDE

To the front of the property there is a block paved driveway suitable for the parking of two vehicles, outside lighting, storage cupboard, small rose bed. To the rear of the property, there is a private enclosed garden measuring approximately 50' x 18' with good sized paved patio area, further outside light, outside tap, small pond, pathway to the end with lawned area, flower border, shrubs and trees. This gives access through to:

GARAGE

17'3 x 8'9 (5.26m x 2.67m)

Accessed via up and over door, power and lighting, eaves storage space, personal door to the garden.

To the front of the garage, there is further parking for one / two vehicles.

SERVICES

Mains water, electricity and drainage. LPG fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed

LOCAL AUTHORITY

Council Tax Band: D
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

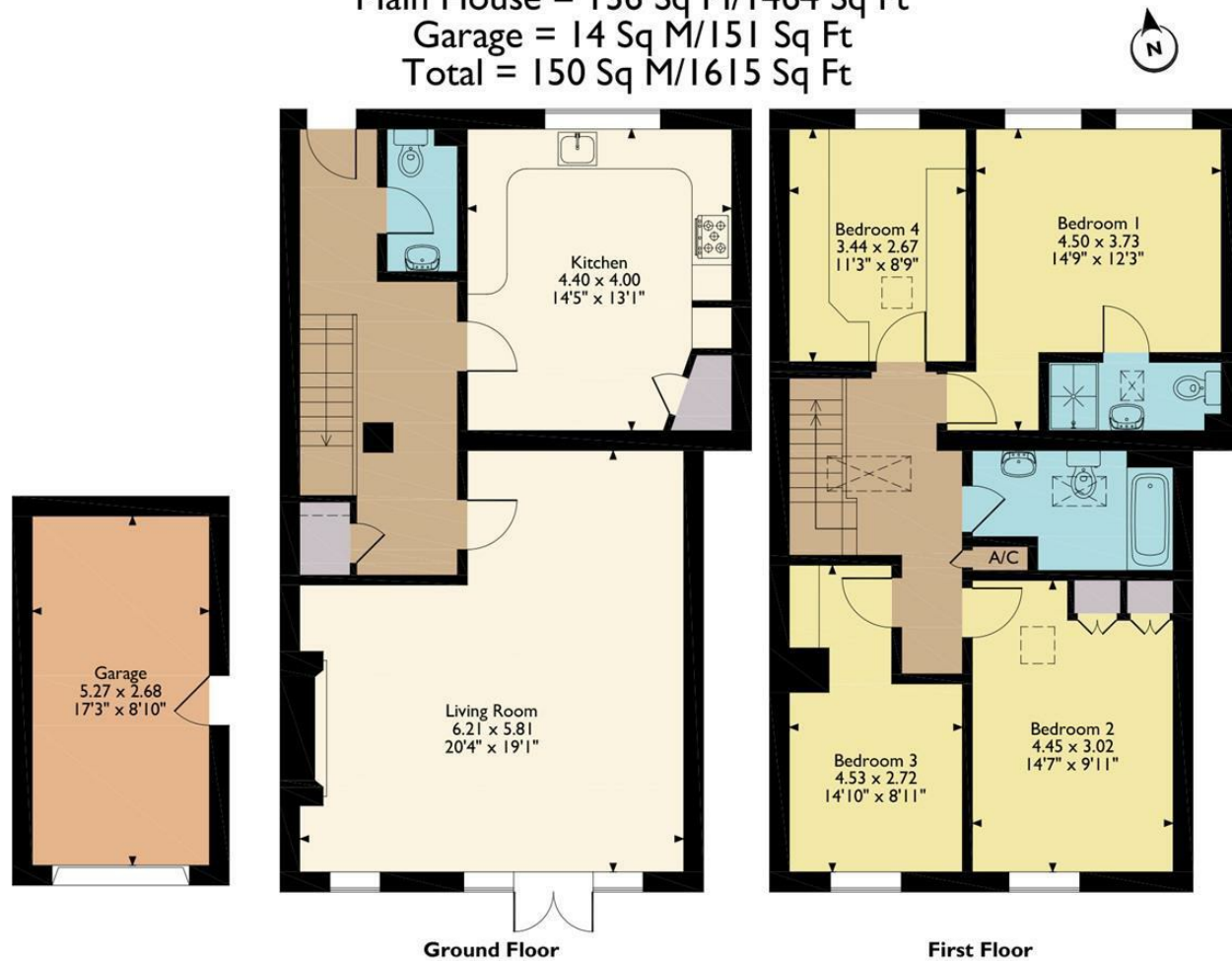
From Gloucester, proceed through Highnam, along the B4215, passing through Highnam until you see a left hand turn to Tibberton. Proceed through the village until you see a turning left to Huntley. Turn left here, passed the church and Court Farm is on the right hand side.

PROPERTY SURVEYS

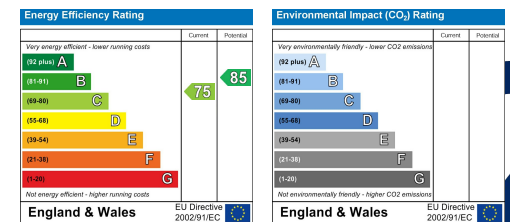
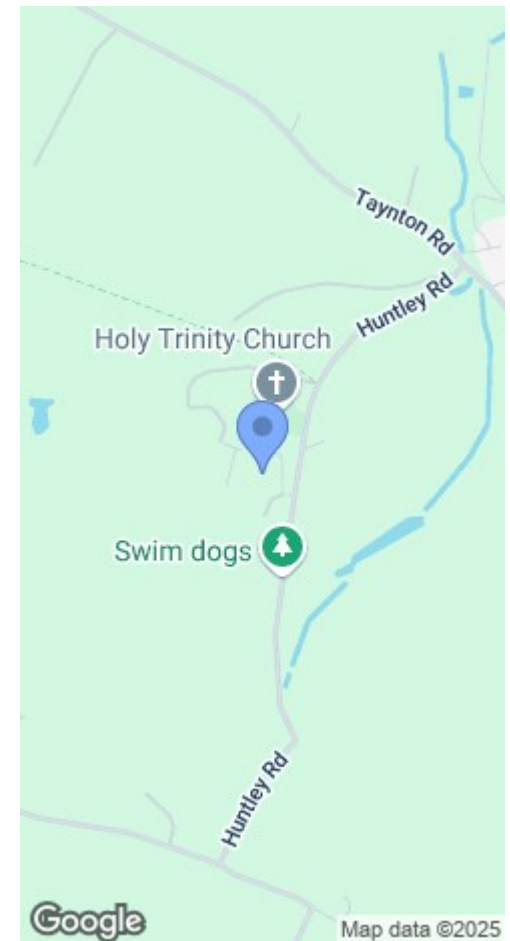
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



10 Court Farm, Huntley Road, Tibberton, Gloucestershire
 Approximate Gross Internal Area
 Main House = 136 Sq M/1464 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 150 Sq M/1615 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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