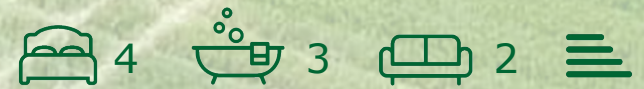




The Old Cold Store Newent Lane
, Huntley, GL19 3HG

£899,950



Welcome to this stunning property located on Newent Lane in the charming village of Huntley, this beautiful house is not just a home it's a lifestyle.

Enter the front door through the Oak framed porch, you'll immediately notice the modern design and eco-friendly features that make this property truly special. The blend of modern building techniques using reclaimed materials make a modern house is incredibly energy-efficient, providing you with both comfort and sustainability. Say goodbye to high energy bills!

Situated in the rural location of Huntley, you'll enjoy the tranquility and peacefulness that comes with countryside living. The plot of land surrounding the house is approaching an acre in size, offering you plenty of space to create your own outdoor oasis. Whether you dream of a vegetable garden, or owning your own woodland the possibilities are endless
CHAIN FREE

The Situation

This is a superb rural environment with country walks, quaint pubs and pretty hamlets, in the heart of the countryside. Yet, the A40 at the end of Newent Lane allows good links to Gloucester, Ross and M50.

Entrance Hall
15'1 x 12' 8 (4.60m x 3.66m x 2.44m)

Kitchen/Dining Room
31'9 x 15'3 (9.68m x 4.65m)

Study/Bedroom
15'3 x 15'1 (4.65m x 4.60m)

Utility Room
15'1 x 8'10 (4.60m x 2.69m)

Cloak Room





Bedroom 1
15'5 x 12'8 (4.70m x 3.86m)

Ensuite Shower Room

Bedroom 2
15'4 x 14'7 (4.67m x 4.45m)

Bedroom 3
13'6 x 10'8 (4.11m x 3.25m)

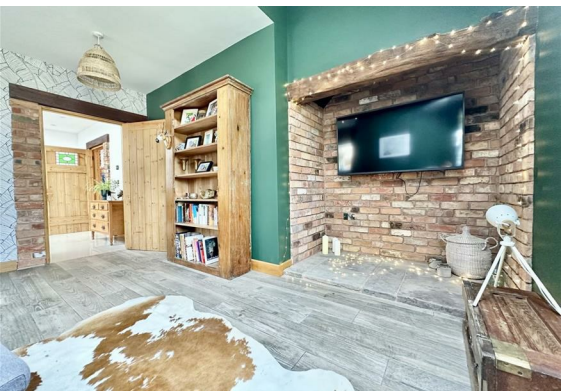
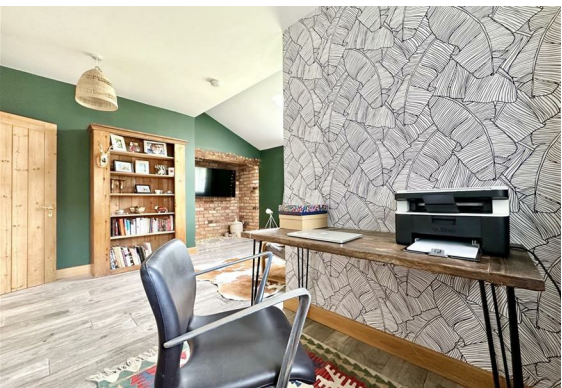
Bathroom
15'1 x 7'9 (4.60m x 2.36m)



OUTSIDE

Leading off from the country lane the anticipation leading to the property builds as you pass the woodland and come to the expanse of parking adjacent to the Workshop & Barn/Store. The landscaped walled rear garden with raised pond is an idyllic setting plenty of space to entertain and enjoy the views.

There is a five bar gate via the west-side of the boundary which allows access to the Farmland behind



Services

Mains water or full rain Harvesting System (collecting and storing of rainwater)

Electric Solar Panels 5KW, feed in-tariff . Battery storage of circa 48Kw (Three Phase supply)

Car Charging point 7KW.

Underfloor heating, Air Conditioning & eco friendly wood burner.

Drainage septic tank

Forest of Dean district council current tax band C

Directions

Postcode GL19 3HG- Directed by our for sale board.

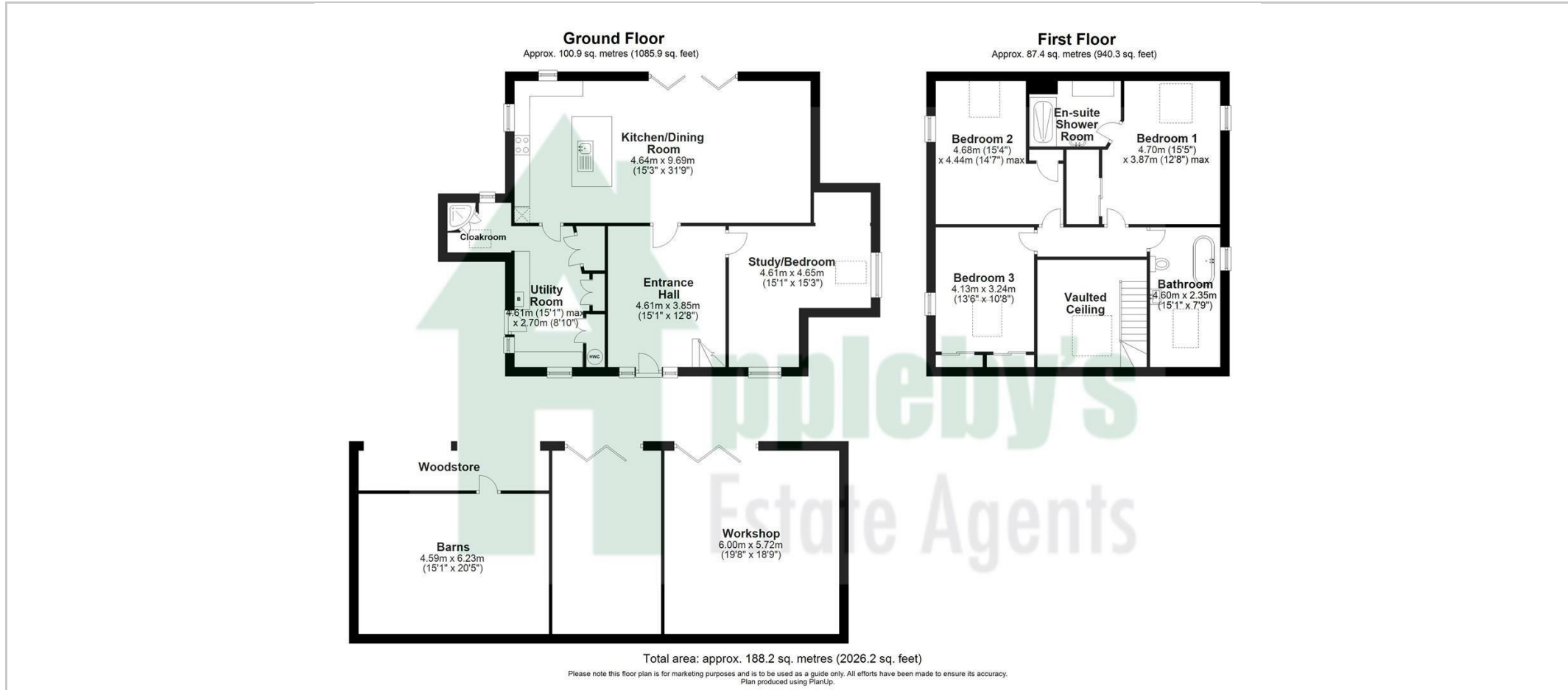
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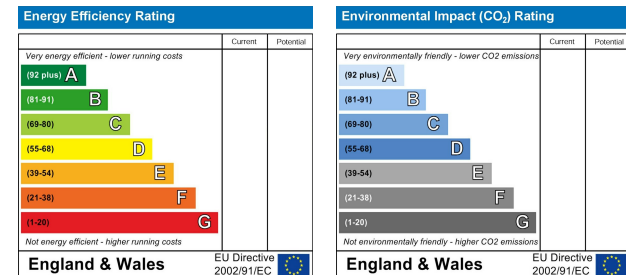
Tenure

Freehold

Floor Plan



Energy Efficiency Graph



Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.