



Walnut Tree Cottage
Hinders Lane | Huntley | Gloucester | Gloucestershire | GL19 3EZ

STEP INSIDE

Walnut Tree Cottage

Perched in a commanding position, you'll feel like the king of the castle, surveying breathtaking, ever-changing panorama, where countryside views intertwine with the rooftops and landmarks of the surrounding landscape, including the distant spire of Gloucester Cathedral. Once a quaint farm worker's cottage, it has evolved into a beautifully extended four-bedroom family home, nestled within over an acre of gardens and grounds—an enviable setting that perfectly balances rural charm with a dynamic outlook.

Step Inside

Originally part of the Huntley Estate, Walnut Tree Cottage began life as a small farm worker's cottage, which has been gradually extended over the years into the spacious home it is today. The history of the property is still evident at the heart of the home, blending seamlessly with modern touches.

The standout feature of the ground floor is the contemporary sitting room, where glazed doors frame simply spectacular, far-reaching views. From the comfort of your sofa, the outlook is nothing short of breathtaking. The current owners have fondly shared stories of watching New Year's Eve fireworks at Gloucester Docks from here. Oak flooring and a sleek gas fire set into the wall create a modern yet cosy atmosphere, especially in winter, while underfloor heating ensures warmth underfoot.

Stepping up into the dining room, you'll find the same wonderful views and a continuation of the oak flooring. Numerous windows flood the space with natural light. Further steps lead you into the heart of the property, where the original charm is still preserved, with whitewashed exposed stone walls. This area leads to a ground-floor shower room and continues upwards to the kitchen.

The rustic country kitchen features a solid fuel Rayburn, which may require servicing and potentially refurbishment if the new owners wish to use it. Solid wood cupboards are complemented by integrated appliances, and there is ample space for a large farmhouse table at the very centre. French doors open onto a terrace. The kitchen offers a blank canvas, ready for a new owner to add their own style and flair over time.

Upstairs, a delightful surprise awaits on the landing: a beautiful original fireplace, a nod to the property's history. There are four bedrooms, and it is a matter of preference as to which one claims the title of Principal Bedroom. At the rear of the property is a generous bedroom with ample fitted wardrobes and a spacious en-suite, complete with both a separate shower and bath. To the front of the house, part of the modern extension completed around 2019, is a bright and airy room with a vaulted ceiling, two fitted wardrobes, and a contemporary en-suite. Glazed French doors open onto a balcony, perfect for enjoying breakfast while taking in the outstanding, ever-changing view. This bedroom also boasts underfloor heating and its own external door for quick access to the terrace next to the kitchen.

There are two further bedrooms, one with an arched window, both benefiting from the scenic views. The family bathroom has been refitted and is modern in style.













SELLER INSIGHT

“Walnut Tree Cottage is a superb family home and the present owners, Jayne and Ray, explain that this stunning property bears no resemblance to the building they discovered when they were buying. They had to hack their way through the undergrowth to find the two up and two down cottage which needed much care and attention. However, it was perfect for their aim of renovating a property; and they were also completely overawed by the hill top position with its breathtaking and beautiful views across The Gloucestershire countryside and Stroud Valley.

They have lived in and loved the cottage for thirty nine years and with two major extensions it is now a spacious and welcoming home. Working to the highest specification they created a large kitchen diner with a bedroom above and installed a new staircase and bathroom. Five years ago, they added a large lounge, bedroom and ensuite, to complete their four bedroom and four bathroom house.

The wow factor of Walnut Tee Cottage are the incredible views. The windows, ground floor veranda and first floor balcony enable you to enjoy the splendour before you. Jayne says on a sunny summer morning it is a joy to sit on the balcony and watch the birds wheeling across the fresh morning countryside, with buzzards diving to catch their prey; or sit on the veranda with a glass of wine watching the dusk steal across the valley.

The cottage is flooded with natural light creating a positive ambience throughout. The lounge has a wall of windows, and you can open the doors to invite the outside in; whilst the well equipped kitchen has views to the garden and a table for eight enables chatty kitchen meals, leaving the dining room for more formal entertaining. The cottage is a perfect entertaining venue, and Ray recalls many happy events including one for fifty guests who wandered happily in the house and garden.

The cottage sits in the middle of the plot and the garden is a pleasing mix of planting, lawn and a wooded area, with a section for wildflowers at the bottom of the garden, plus a selection of fruit trees. It is also a paradise for wildlife and there have been sightings of squirrels, deer and foxes. It is a garden where you can sit and savour the peace around you.

Walnut Tree Cottage is a mile from Huntley village, with its primary school, garage and convenience store and village hall. It is eight miles from Gloucester and Ross on Wye with access to the M50 and M5. You can enjoy the best of town and country life in Huntley. Jayne and Ray will miss everything about Walnut Tree Cottage, its views and the village. It is a huge wrench to leave but the time has come to downsize. They take a way many happy memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











STEP OUTSIDE

Walnut Tree Cottage

Step Outside

A gated entrance reveals a long driveway climbing up to the house, with parking available both at the base and immediately outside the property. As you arrive, the views unfold spectacularly, stretching for miles and taking in landmarks such as the spire of Gloucester Cathedral and Cleeve Hill.

The grounds extend to approximately 1.19 acres, featuring a terrace for al fresco dining, a woodland area bursting with bluebells and daffodils in spring, and mature oak and chestnut trees. While the natural gradient shapes the landscape, there is a level area at the top and a semi-level space at the bottom, which the current owners enjoy using to practise their golf skills

Location and situation

Hinders Lane is a country lane on the outskirts of Huntley, offering a peaceful rural setting with convenient access to nearby amenities. The area is at the edge of the Forest of Dean, offering opportunities for outdoor activities such as hiking and cycling. Huntley itself has a primary school, a village shop, and a pub, while nearby Newent and Longhope provide additional services, including supermarkets, cafes, and recreational spaces. Newent also features a market town atmosphere, with independent shops and the scenic Newent Lake.

With excellent road links, Huntley offers a convenient base for commuting. The M50 motorway provides easy access to the wider region, including the M5, which leads south to Bristol and Bath, and north towards major cities such as Birmingham. The A38 links Huntley directly to Gloucester (10 miles) and Cheltenham (20 miles), offering a range of shopping, dining, and entertainment options. Cheltenham is renowned for its festivals and cultural offerings. The area is well-served by grammar schools in Gloucester and Cheltenham, as well as independent schools in the surrounding region. Golf enthusiasts will also appreciate the nearby golf clubs, including Gloucester Golf Club and Forest Hills Golf Club, making it a desirable location for both leisure and practicality."

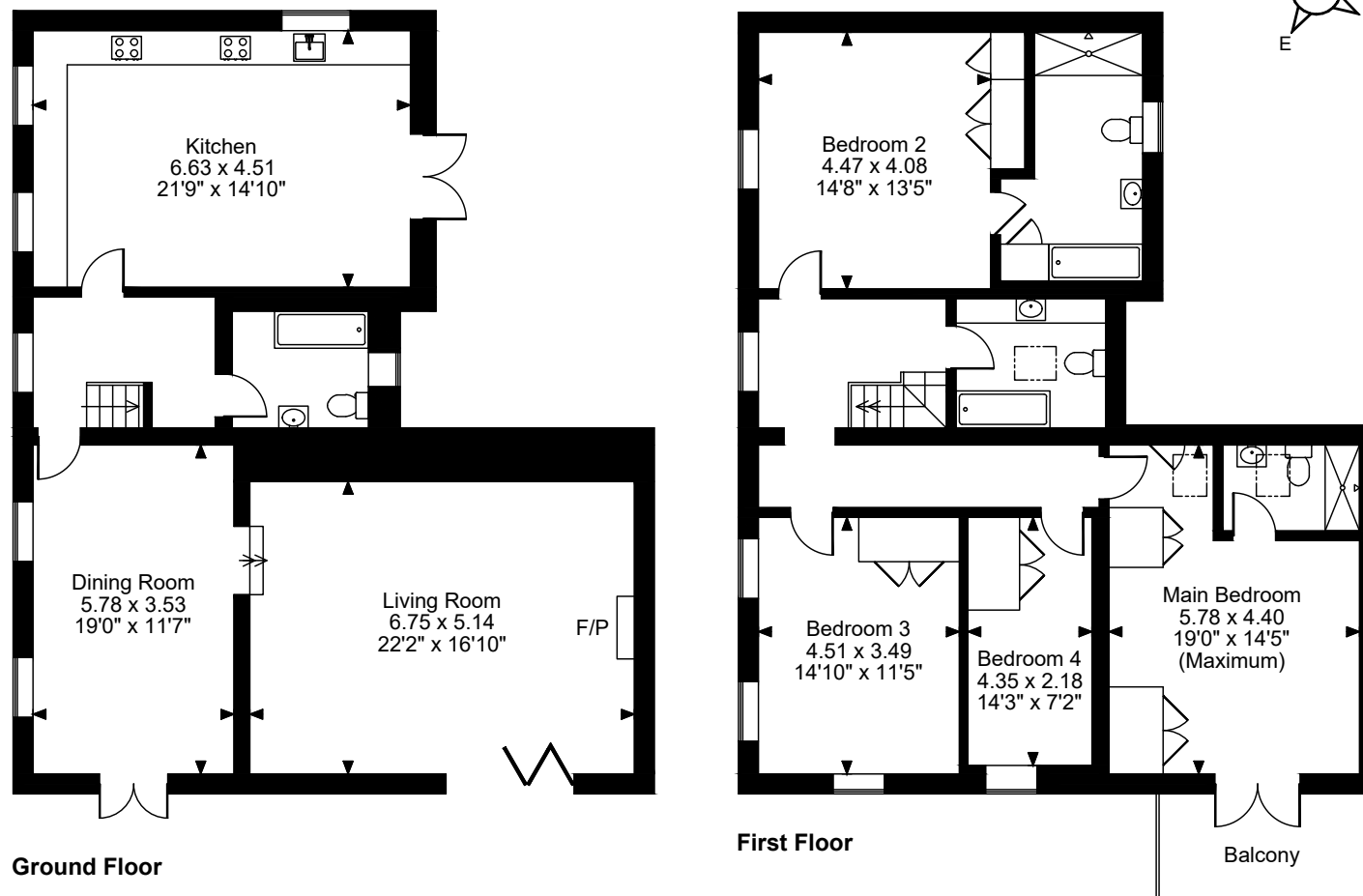
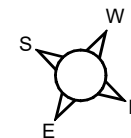
Directions

W3W: easily.chapters.pines





Walnut Tree Cottage, Hinders Lane, Huntley, Gloucester
Approximate Gross Internal Area
2281 Sq Ft/212 Sq M
Balcony external area = 75 Sq Ft/7 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: D
 Tenure: Freehold



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