



Northend Farm House  
Newent Lane | Huntley | Gloucestershire | GL19 3HH



# INTRODUCTION

## Northend Farm House

---

A spacious whitewashed farmhouse of nearly 3,500 sq ft, set in 1.25 acres of beautifully landscaped gardens along a quiet country lane, just a mile from Huntley and under four miles from Newent. Offering four bedrooms, three reception rooms, and a stunning open-plan kitchen, dining and living space that flows effortlessly into the gardens in summer. A triple garage is just one of many highlights.

### Key Features

- A beautifully extended farmhouse offering nearly 3,500 sq ft of living space
- A seamless blend of period charm and modern-day comfort
- Three elegant reception rooms, each with character features such as fireplaces
- Four well-proportioned bedrooms and three stylish bathrooms
- Around 1.25 acres of landscaped gardens, complete with a meandering stream
- Triple garage and an attractive greenhouse ideal for keen gardeners

### Location and situation

Huntley is a well-positioned village on the edge of the Forest of Dean, offering a convenient base for both countryside pursuits and access to larger towns and cities. For day-to-day essentials, there's a local shop and garage in the village, while nearby Newent (approximately 5 miles) and Gloucester (around 8 miles) provide a broader selection of supermarkets, independent shops, cafés, and healthcare facilities. The village also has a couple of pubs, including The Red Lion and The Kings Head Inn, both offering traditional fare in a casual setting. For those who enjoy gardening, there's a garden centre nearby. Dining options are plentiful in the surrounding areas, with traditional country pubs such as The Red Hart Inn in Blaisdon, The Farmer Boy Inn The Kilcot Inn near Newent, as well as a variety of restaurants and eateries in Gloucester and Cheltenham. The A40 and M50 road networks provide excellent connections, placing Gloucester just 8 miles away, Cheltenham 18 miles, Bristol 40 miles, and Hereford around 25 miles.

Families benefit from good local schooling options, including Huntley Church of England Primary School and Newent Community School for secondary education. The village is particularly well located for access to Gloucester's highly regarded grammar schools, including The Crypt School, Sir Thomas Rich's, and Denmark Road High School. There is also a strong selection of independent schools nearby, including The King's School in Gloucester, Dean Close in Cheltenham, Wycliffe College in Stonehouse, and the esteemed Haberdashers' Schools in Monmouth, which are around 20 miles away. For leisure, residents can explore the Forest of Dean's wealth of outdoor activities, or enjoy a round of golf at courses such as Ross-on-Wye Golf Club, Forest Hills, and Gloucester Golf Club.





# STEP INSIDE

## Northend Farm House

---

Believed to date back to the 17th century, the property is thought to have originally comprised two or three smaller cottages, later combined to create one spacious home. You'd scarcely believe its humble beginnings, however, as the house has been sympathetically modernised throughout.

A welcoming entrance hall provides ample space for kicking off muddy boots, hanging coats, and storing everything from prams to walking sticks. Step inside and you'll find engineered oak flooring that flows seamlessly into all three reception rooms.

The charming sitting room boasts a large inglenook fireplace—spacious enough to accommodate a Christmas tree during the festive season—and a wood-burning stove. It opens into a generous dining hall, which offers plenty of space for entertaining and can be used as one open-plan area or separated into distinct zones.

The cosy lounge also features a characterful fireplace with the original bread oven now serving as a lovely focal point, alongside another wood-burning stove.

A significant addition to the property was completed in 2018 with the construction of a new wing, creating a stunning kitchen, dining and family room. Here, sleek charcoal cabinetry contrasts beautifully with whitewashed walls, while a vaulted ceiling and floor-to-ceiling glazing (including two sets of bi-fold doors and electric rain-sensing Velux roof windows) allow natural light to flood in.

The bi-fold doors open onto a wraparound terrace on two sides, perfectly connecting the interior with the garden during warmer months. At the heart of the kitchen is a central island with a Quartz worktop, inset hob and extractor fan, as well as an integrated sink. Seating on one side makes it ideal for cooking and entertaining. Two Neff ovens and an integrated microwave are conveniently positioned within reach, and there's still ample space for a dining table and comfortable seating. Underfloor heating runs throughout this space and continues into the ground floor wet room.

The wet room, accessed via the inner hallway, is both modern and stylish, and was designed to future-proof the home—ideal should a ground floor bedroom be needed. Adjacent to this is a spacious utility room with plenty of room for white goods and storage for practical items.

A beautifully wide but crooked staircase leads to the first floor, where you'll find four generous bedrooms, a family bathroom, and a separate shower room. This is where the age and character of the property truly shine through, with low doorways leading into rooms with full head height, exposed A-frames, and beams throughout. Both the bathroom and shower room were tastefully modernised around 2018.

A further fixed wooden staircase provides access to a vast loft space, offering potential for conversion (subject to the necessary planning consents).















# SELLER INSIGHT

“From the very first moment we turned through the gates and followed the drive down to Northend Farm House, we knew this was somewhere special,” says the current owner. “Tucked into its own private world, the house revealed itself – peaceful, picturesque, and steeped in charm. We fell for it instantly.”

“When we arrived, the house had not been touched for some time. One end was home to a small kitchen, utility and breakfast room with tiny windows – it did not do justice to the setting. So we brought in the architect who helped with our previous home. It took months of pondering until he returned with a cardboard model of a pitched-roof kitchen – we were sold. Now this is the heart of the home: spacious, bright, and cleverly linked to the patio with matching tiles inside and out and sliding doors to blur the line between house and garden. The kitchen is where I cook, eat and simply enjoy the sun filtering through morning and afternoon. The house itself tells a story: the 16th-century heart, a Victorian wing, and our own modern addition. It is ideal for family gatherings, with plenty of room for guests and festive meals in the kitchen or dining room.”

“Outside, the garden has been our pride and joy – once wild, now a haven,” the owner says. “The Millennium wood planted in the corner by the previous owner has matured beautifully, providing a backdrop to the stunningly landscaped garden we have in turn created and maintained with award-winning local garden designer Peter Dowle. Along with a cacophony of colourful flowers, there are raised vegetable beds which flourishing with asparagus, soft fruit for summer treats, and more. A stream winds through the garden to a wooden platform where you can sit with a glass of wine, listening to tranquil trickle of the waterfall.”

The location of the property has much to recommend it, too. “Though secluded, it is not isolated,” says the owner. “Local shops, schools and GP surgeries are within easy reach in nearby Newent and Mitcheldean, with Gloucester and Cheltenham just a short drive away for shopping, further amenities and a range of well-regarded state and private schools. The A40 is also easily accessible for travel further afield. What is most remarkable about the setting, however, is the peace and quiet: the house is part of a small community of friendly families in the neighbouring barn conversions, surrounded by greenery and picturesque vistas of the Gloucestershire countryside—this truly is a magical place.”\*

\* 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

## Northend Farm House

---

Set within grounds extending to over 1.2 acres, the gardens encircling the house have been carefully and thoughtfully designed by Peter Dowle, a multi-award-winning garden designer with a rich legacy in horticulture.

As you approach along the long driveway, your attention is immediately drawn to a sunken seating area on the right, while meandering pathways weave through an orchard to the left. At the end of the drive, there is ample off-road parking for several vehicles along with a triple garage.

The main lawn is edged with vibrant flowers and mature shrubs, complemented by a Victorian-style greenhouse to one side. A gently flowing stream winds its way through the garden, crossed by two charming bridges and leading to a wooded area planted by the previous owners to mark the millennium—now a flourishing bluebell woodland in spring.

Another bridge leads to a productive kitchen garden, complete with a second greenhouse and an abundance of fruit and vegetable beds. Pathways cut through the wildflower meadow and orchard, which is home to a variety of trees including apple, cherry, plum, and damson.

Every area of the garden has been lovingly designed and nurtured, with the current owner taking immense pride in the flourishing grounds. A circular seating area beside the stream has become known as 'Wine O'Clock Corner'—a perfect spot to enjoy the last of the evening sun.

### Directions

W3W: doubles.removals.active





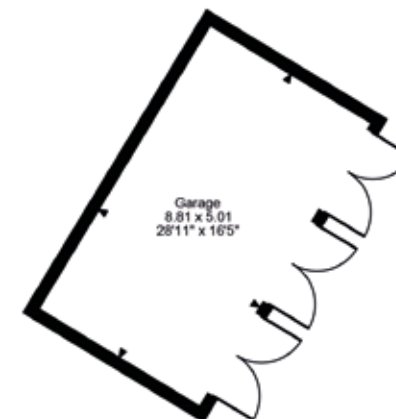
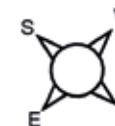






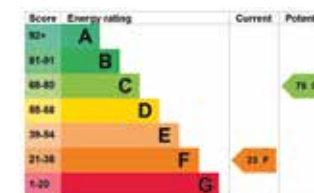


**Northend Farm House, Newent Lane, Huntley, Gloucester**  
**Approximate Gross Internal Area**  
**Main House = 3451 Sq Ft/321 Sq M**  
**Garage = 475 Sq Ft/44 Sq M**  
**Total = 3926 Sq Ft/365 Sq M**



Council Tax Band: G  
 Tenure: Freehold

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8645078/CJN



Fine & Country Ross on Wye  
52A Broad Street, Ross-on-Wye, Herefordshire HR9 7DY  
+441989 764141 | [ross@fineandcountry.com](mailto:ross@fineandcountry.com)

