



Rundless Hill Farm Huntley Road
Tibberton GL19 3AE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £850,000

A VERY INDIVIDUAL and EXCEPTIONALLY WELL LOCATED SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE offering FLEXIBLE and VERSATILE ACCOMMODATION, CHARACTER to include OPEN FIREPLACES, EXPOSED TIMBERS, together with TWO DOUBLE BEDROOM DETACHED HOLIDAY LET, LARGE DOUBLE GARAGE and WORKSHOP, AMPLE PARKING, MATURE GARDENS SURROUNDING situated in a PRIVATE POSITION with STUNNING COUNTRYSIDE OUTLOOKS set within GROUNDS APPROACHING THREE QUARTERS OF AN ACRE.

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 door through to:

ENTRANCE HALL

Quarry tiled flooring, double radiator, front aspect window.

DRAWING ROOM

17'1 x 14'3 (5.21m x 4.34m)

Lovely open fireplace with raised brick and stone hearth, solid wood beam over, inset wood burning stove, tiled flooring, double radiator, beamed ceiling, side and front aspect windows, fully glazed doors through to the front with a lovely outlook over surrounding fields and farmland. Fully glazed doors through to:

CONSERVATORY

14'3 x 14'1 (4.34m x 4.29m)

Tiled flooring, glazed French doors through to the side.

An opening from the drawing room leads through to:

DINING ROOM

18'1 x 11'1 (5.51m x 3.38m)

Tiled flooring, double radiator, exposed beams, rear aspect window, fully glazed French doors through to the rear garden.

FROM THE HALLWAY, STEPS LEAD UP THROUGH TO:

INNER HALLWAY

Two front aspect windows with amazing views, stairs to the first floor.

SITTING ROOM

11'3 x 10'3 (3.43m x 3.12m)

Fireplace with inset wood burning stove, single radiator, front and side aspect windows with a lovely open outlook over surrounding fields and farmland.

STUDY

7'9 x 7'0 (2.36m x 2.13m)

Exposed timber flooring, single radiator.

BEDROOM FOUR - GROUND FLOOR

12'3 x 9'6 (3.73m x 2.90m)

Original fireplace, tiled flooring, double radiator, built-in wardrobe cupboard, rear aspect window with a private outlook over the gardens. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, panelled surround, close coupled WC, wash hand basin, heated towel rail, tiled flooring, rear aspect window.

KITCHEN

16'0 x 14'9 (4.88m x 4.50m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated dishwasher, oven, hob, cooker hood above, fitted electric Everhot cooking range with ovens and hotplate, space for American fridge / freezer, tiled flooring, exposed timbers, spotlighting, side and rear aspect windows with a lovely private outlook over the gardens and grounds with views beyond. Fully glazed French doors with lovely countryside views.





BUTLERS PANTRY

5'5 x 5'1 (1.65m x 1.55m)

Fitted cupboard and shelving, space for fridge / freezer etc.

UTILITY (L SHAPED)

11'5 x 9'11 (3.48m x 3.02m)

Single drainer sink unit with mixer tap, cupboard under, base and wall mounted units, plumbing for washing machine, space for tumble dryer, rear aspect window, part glazed stable door through to the rear.

FROM THE INNER HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Airing cupboard with hot water tank and shelving, further cupboard with slatted shelving, front and side aspect windows with the front having a superb unspoilt outlook over surrounding fields and farmland.

MASTER BEDROOM

16'1 x 15'4 max (4.90m x 4.67m max)

Double radiator, walk-in dressing room with hanging rail and shelving, single radiator, front, side and rear aspect windows all having a fantastic outlook over surrounding fields and farmland. Opening through to:

SHOWER ROOM

Fitted shower cubicle and tray, shower over, bidet, close coupled WC, wash hand basin, wall mirror, radiator, extractor fan.

BEDROOM 2

11'3 x 10'2 (3.43m x 3.10m)

Single radiator, fitted cupboard, central light and fan, access to roof space, single radiator, front aspect window having a fantastic outlook.

BEDROOM 3

12'8 x 7'10 (3.86m x 2.39m)

Original fireplace, double radiator, rear aspect window with a lovely outlook over the gardens.

BATHROOM

10'8 x 9'1 (3.25m x 2.77m)

Slipper bath with shower attachment, bidet, close coupled WC, wash hand basin, radiator, spotlighting, tiled flooring, rear aspect window with superb views.

HOLIDAY LODGE (Permission for Holiday Cottage)

LIVING ROOM / KITCHEN

28'3 x 15'2 overall (8.61m x 4.62m overall)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated dishwasher, hob with cooker hood above, electric double oven with microwave, integrated fridge / freezer, large breakfast island with cupboards under, under floor heating plus electric panel heating if required, access to roof space, front and side aspect windows. Large bi-fold doors lead out to the verandah which gives exceptional views over the surrounding fields and countryside.

UTILITY

9'11 x 8'6 (3.02m x 2.59m)

Single drainer sink unit with mixer tap, cupboard under, fitted base units, plumbing for washing machine, space for tumble dryer, tiled flooring, radiator, side aspect window with stunning views over open countryside, part glazed door through to a small rear courtyard.

BEDROOM 1

12'8 x 11'2 (3.86m x 3.40m)

Under floor heating, front aspect window with a lovely private outlook. Door to:

EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin with cupboards below, mirror faced medicine cabinet over, close coupled WC, heated towel rail, tiled flooring.

BEDROOM 2

12'8 x 9'9 (3.86m x 2.97m)

Under floor heating, rear aspect window with a private outlook over the gardens. Door to:

EN-SUITE BATHROOM

White suite comprising modern panelled bath with shower attachment over, tiled surround, vanity wash hand basin, cupboards below, close coupled WC, mirror faced cabinet, heated towel rail, tiled flooring.

OUTSIDE

Access to the side leads through to a tarmac driveway with turning area, suitable for the parking of multiple vehicles, caravan, boat etc., which leads through to:

DOUBLE GARAGE

19'8 x 19'5 (5.99m x 5.92m)

Accessed via electric roller shutter door, side aspect window. Steps up to:

WORKSHOP AREA

19'8 x 8'7 (5.99m x 2.62m)

Personal door to the side, two rear aspect windows.

The property has lovely mature gardens surrounding the property with various lawned areas, flower beds and borders, mature shrubs, bushes and trees etc., outside lighting, pathways and patios. The gardens have a lovely outlook onto surrounding fields and farmland, with the plot approaching three quarters of an acre.

The annexe has a small garden area with verandah to the side having a superb unspoilt outlook over surrounding fields and farmland.

There are two separate oil-fired boilers. One to the back of the main house and one to the back of the annexe. Both properties have outside taps and outside power points.

Within the grounds, you will also find a summer house.

SERVICES

Mains water and electricity, septic tank, oil-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: G
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 Newent, proceed along the B4215 towards Gloucester passing through Highleadon and just after The Dark Barn on the left, turn right into Buttermilk Lane signposted Tibberton and Taynton. After one mile, turn left on to Huntley Road signposted Huntley and Bulley. Continue along until reaching the T-junction. At the T-Junction, turn left and after 300 yards, as the road bears to the right, head straight on along a no through lane. Rundless Hill Farm can be found at the end, after a little over half a mile, on your left hand side.

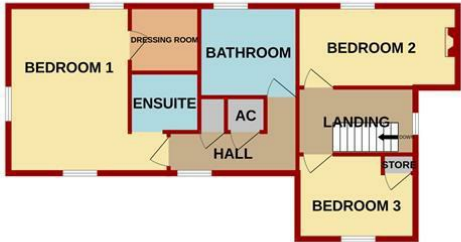
PROPERTY SURVEYS

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



HOLIDAY LET/GARAGE

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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