



**Middle Barn Whitehall Lane**  
**Rudford GL2 8ED**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Middle Barn Whitehall Lane

## Rudford GL2 8ED

Guide Price £730,000

**FULL OF CHARACTER, Middle Barn is a STUNNING FOUR BEDROOM BARN CONVERSION offering EXCEPTIONALLY APPOINTED ACCOMMODATION THROUGHOUT. Extending to over 2,200 SQ FT, the property has been SYMPATHETICALLY RESTORED TO AN OUTSTANDING STANDARD, seamlessly blending CHARMING ORIGINAL FEATURES with a LUXURIOUS CONTEMPORARY FINISH. Occupying a generous QUARTER ACRE PLOT, the home also benefits from a DOUBLE GARAGE, AMPLE OFF ROAD PARKING and BEAUTIFULLY POSITIONED SURROUNDINGS in a SOUGHT AFTER RURAL LOCATION.**

The property is situated in Rudford which is close to Tibberton. Tibberton itself 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.



Enter the property via a wooden front door with fully glazed side panels into:

### **ENTRANCE HALLWAY**

Engineered wood flooring, exposed beamwork, panelled radiator, thermostat control, inset spotlighting, double doors to built-in utility cupboard housing hot water tank, plumbing for washing machine, single drainer sink unit, fire alarm and consumer unit controls, under stairs cupboard.

### **REAR HALLWAY**

Radiator, back door to the gardens.

### **MASTER SUITE**

**18'4 x 11'4 (5.59m x 3.45m)**

Beautiful master suite with additional double wardrobe, radiator, wall light fittings, exposed beamwork, rear aspect window. The bedroom area continues through to:

### **DRESSING AREA**

Further exposed beams, vaulted ceiling with spotlighting and roof lights, wardrobe area, three rear aspect windows. Door to:

### **SHOWER ROOM**

**7'9 x 3'6 (2.36m x 1.07m)**

Re-fitted to comprise double shower cubicle with inset Mira shower system, laminated splashbacks, vanity wash hand basin with mixer tap and cupboard below, WC, modern panelled radiator, extractor fan and spotlighting.

### **BEDROOM 2**

**14'2 x 12'0 (4.32m x 3.66m)**

Exposed wall beams, panelled radiators, wall light fittings, two rear aspect windows overlooking the gardens. Door to:

### **SHOWER ROOM**

**7'1 x 3'7 (2.16m x 1.09m)**

Re-fitted to comprise double shower cubicle with splashbacks and inset Mira shower system, vanity wash hand basin with mixer tap and cupboard below, WC, heated towel rail, extractor fan.





### **BEDROOM 3**

**14'8 x 11'4 (4.47m x 3.45m)**

Exposed beams, radiator, TV point, rear aspect window.

### **BEDROOM 4**

**10'6 x 8'10 (3.20m x 2.69m)**

Panelled radiator, exposed beams, rear aspect window overlooking the gardens.

### **BATHROOM**

**8'3 x 7'8 (2.51m x 2.34m)**

Large bath tub with retractable shower head, WC, wash hand basin, tiled floor and walls, exposed beams, panelled radiator, stand alone radiator, spotlighting, extractor fan, front aspect window.

STAIRS LEAD TO:

### **OPEN PLAN LIVING AREA**

**34'4" narrowing to 26'0" x 36'3" narrowing to 9'10 (10.49m narrowing to 7.95m x 11.07m narrowing to 3.)**

Beautiful light and airy living space with vaulted ceilings, exposed beamwork, additional built-in storage, cast iron living flame gas burner.

The dining room is at the front part with full height windows and French doors with Juliette balcony.

To the left hand side is the kitchen area which comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated NEFF double oven with four ring induction hob, extractor fan over, one and a half bowl sink unit with mixer tap, tiled floor, fridge / freezer, front aspect window.

The rear central living area enjoys full height windows with French doors and Juliette balcony overlooking the gardens.

The main lounge has the full vaulted ceiling with a fireplace, radiators, additional built-in storage, wall light fittings, TV point, telephone point, rear aspect window, Velux roof lights throughout.

The utility area has tiled flooring, further base and wall units, laminated worktops, space for tumble dryer, rear aspect window.

The cloakroom has a low-level WC, wall mounted wash hand basin, extractor fan and lighting.



A PADDLE STAIRCASE LEADS TO:

### **MEZZANINE / STUDY AREA**

19'8 x 7'3 (5.99m x 2.21m)

Telephone point.

### **OUTSIDE**

A private driveway approach with brick pillared access leads onto a gravelled driveway and turning area, suitable for the parking of four / six vehicles leading to:

### **DOUBLE GARAGE**

22'4 x 17'5 (6.81m x 5.31m)

Accessed via two up and over doors, housing the oil-fired boiler, vaulted ceiling, consumer unit, power and lighting, water tap.

There is outside lighting to the front and a bin storage area.

A patio pathway leads around the side of the property to the rear gardens, where there is a large patio seating area, outside lighting, low-level walling and steps leading up to the main rear gardens which are laid to lawn. There are several mature borders planted with shrubs and bushes, planted trees to the top of the garden and a composting area. The gardens are enclosed by wood panel fencing and hedging and there is a five bar wooden gated access to the rear.

### **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: F  
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 our Newent office, proceed up the High Street and at the traffic lights turn right onto the B4125 heading towards Gloucester, passing through Malswick, Highleadon and Tibberton. Upon entering Rudford, take the next right hand turning in Whitehall Lane, take the first left onto the private driveway, where the access to Middle Barn can be found on your left hand side as marked by our 'For Sale' board.

what3words ///lollipop.compliant.renovated

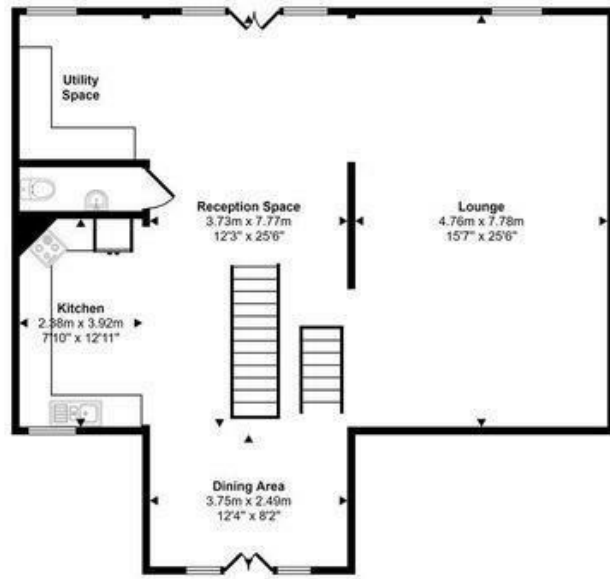
## PROPERTY SURVEYS

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

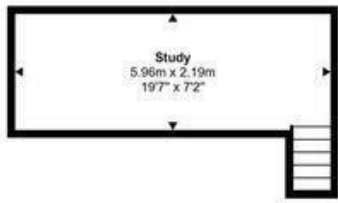




Ground Floor



First Floor



Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>59</b>	<b>England &amp; Wales</b>
		<b>70</b>	EU Directive 2002/91/EC





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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