



Hill View, 7, Barrs Lane, North Nibley, GL11 6DT

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# Hill View, 7, Barrs Lane, North Nibley, GL11 6DT

**BRAND NEW ROOF FITTED\*** Nestled in the charming village of North Nibley, Hill View is a spacious and versatile four-bedroom detached property, ideal for families or those seeking flexible multi-level living. Beautifully presented across three floors, this home combines practical layout with generous proportions and a tranquil setting. A welcoming entrance leads into a bright and airy sitting room, perfect for relaxing or entertaining, with direct access to the garden and picturesque views of the iconic Tyndale Monument. The front garden is a real suntrap – ideal for enjoying your morning coffee while soaking in the scenery.

The spacious kitchen/dining room at the rear is fitted with modern units and offers ample space for family dining.

Upstairs, three good-sized bedrooms provide ample accommodation, all serviced by a contemporary family bathroom. The front-facing bedrooms benefit from far-reaching views of the Tyndale Monument, offering a truly special backdrop to daily living. The lower ground floor has been thoughtfully converted to offer additional, versatile space. It includes a large reception room, a fourth bedroom with built-in wardrobe, a utility room, and a modern shower room. This level is ideal as a guest suite, teenage retreat, or even for multi-generational living. The rear garden is a peaceful space, perfect for enjoying the views and fresh country air. The property also benefits from additional storage and off-street parking, one space at the front and other at the rear plus a communal parking area to the rear available to local residents on a first-come, first-served basis.

**£490,000**









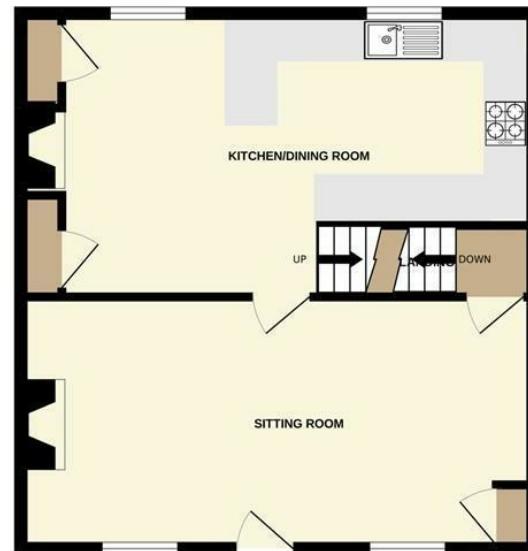
- Located in the Picturesque Village of North Nibley, Offering a Peaceful Countryside Setting
- Spacious and Versatile Four-Bedroom Detached Home, Ideal for Families or Multi-Generational Living
- Arranged Over Three Well-Presented Levels With a Practical and Flexible Layout
- Bright and Airy Sitting Room, Perfect for Relaxing or Entertaining Guests
- Modern Kitchen/Dining Room With Generous Space for Family Meals
- Three Well-Proportioned Bedrooms on the Upper Floor, Served by a Stylish Family Bathroom
- Tranquil Garden Space to Enjoy Country Air and Scenic Views
- Front Bedrooms Feature Far-Reaching Views of the Tyndale Monument – A Stunning Daily Backdrop
- Large Additional Reception Room
- Off-Street Parking and Additional Storage Complete this Well-Rounded Home

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a

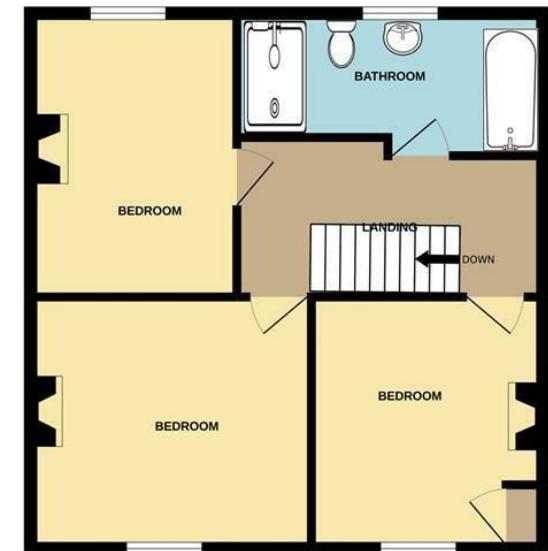
Market Appraisal through our national network of Hunters estate agents.



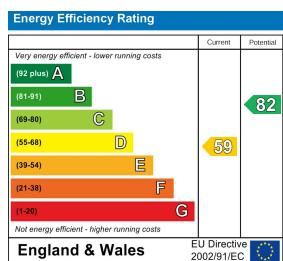
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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