



**The Scarr, Newent GL18 1DQ**  
**Guide Price £465,000**



## The Scarr, Newent GL18 1DQ

• Detached barn conversion • Approx 2000 internal sq ft • Beautifully presented • Original features • En suite to master • Off road parking • Manageable bijou garden • EPC E54 • Council tax E • Freehold



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#### Accommodation

Wooden double glazed door with side panels lead into an impressive reception hall with a vaulted ceiling (which continues throughout the ground floor) and affording light from the roof windows, currently being used by the current vendor as additional living room however, could also be used for formal dining. To the right of the entrance hall are two bedrooms, bathroom with modern white suite. A bespoke spiral staircase leads to the Master bedroom with Velux windows and access to the loft space providing storage and housing the water tank. In addition to this there is further storage in the eaves, plus an ensuite Shower Room which boast shower cubicle with direct feed shower, WC and wash basin. There is also a Velux roof light window.

To the left hand side of the entrance hall is again a very light spacious open kitchen/breakfast room or family area. The kitchen with its built in water softener provides a range of modern base and eye level units and worktop surfaces, breakfast bar and space for appliances, the vaulted ceiling has Velux window and exposed beams.

Finally on the ground floor is a spacious living room with wooden stable door to the front aspect. On the first floor galleried utility area and study, housing the oil fired boiler, Velux window, exposed beams. This interesting and versatile space sits above the living room and also the kitchen.

#### Outside

Opposite the property a gravelled area providing off road parking for two/three vehicles, flower borders with mature trees and shrubs to the front of the property. A wooden gate to the side of the property leads to a manageable garden with flower raised border and gravelled seating area, oil tank and a small lawn. All enclosed with bespoke woven willow and part ranch type fencing.

#### Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean.

The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within walking distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

#### Material information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council - £2797.32 (2024/25)

Electricity supply: Mains

Water supply: Mains, metered supply

Sewerage: Mains

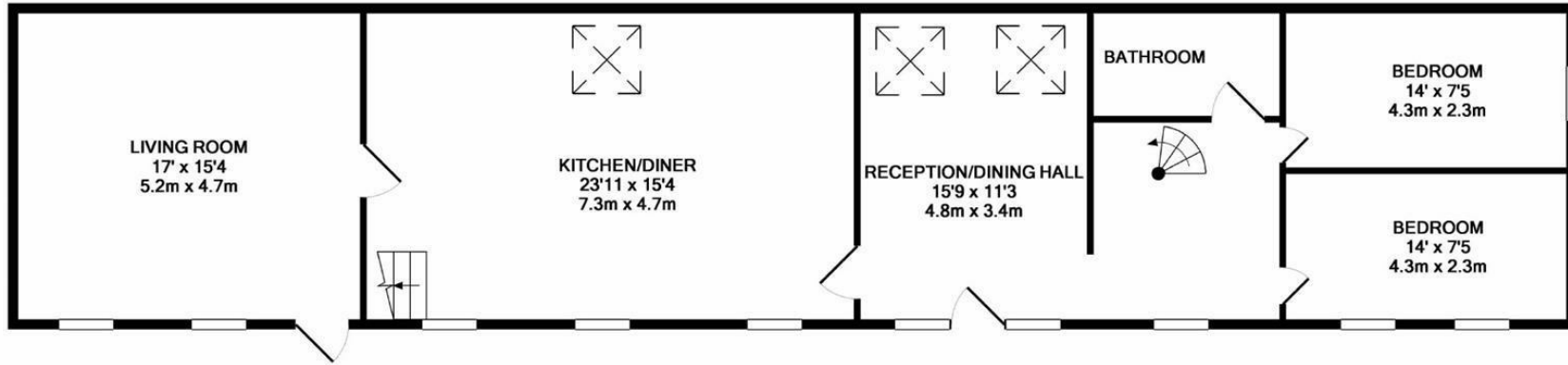
Heating: Oil fired central heating (under floor heating on ground floor)

Broadband speed: Basic 6 Mbps

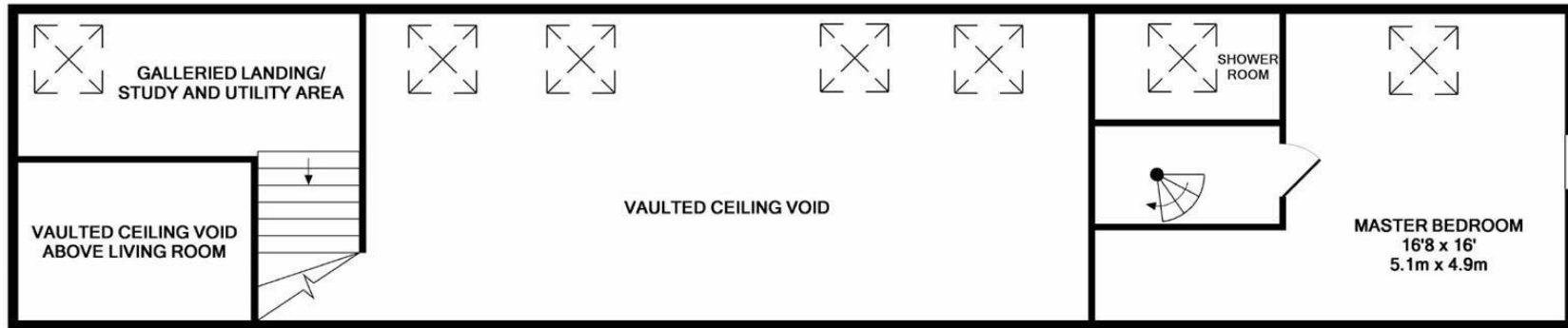
Satellite/fibre availability: Sky and BT

Mobile phone coverage: EE, Vodafone, Three, O2





GROUND FLOOR  
APPROX. FLOOR  
AREA 1156 SQ.FT.  
(107.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1155 SQ.FT.  
(107.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2311 SQ.FT. (214.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

