



Kyrle Cottage Watery Lane
Newent GL18 1BY



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £325,000

Located centrally in the market town of Newent, Kyrle Cottage offers a UNIQUE OPPORTUNITY to acquire a THREE BEDROOM DETACHED CHARACTER PROPERTY. The old part of the property is constructed from local Gorsley stone, offers character and MUCH POTENTIAL throughout, GROUND AND FIRST FLOOR BATHROOMS, GENEROUS GARDENS to the FRONT AND SIDE, CELLARS, AMPLE OFF ROAD PARKING.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.





Enter the property via side aspect double glazed door into:

ENTRANCE PORCH

4'3 x 4'0 (1.30m x 1.22m)

Front and side aspect windows. Through further double glazed doors into:

LIVING / DINING ROOM

25'9 x 12'0 (7.85m x 3.66m)

Exposed ceiling beams, two double radiators, feature brick fireplace housing Villager cast iron wood burner, two front aspect windows. Thumb latch door to:

INNER HALLWAY

Double radiator, stairs leading off, glazed wooden door into:

KITCHEN / BREAKFAST ROOM

11'8 x 11'7 (3.56m x 3.53m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated electric oven with four ring halogen hob, single radiator, breakfast table area, side and rear aspect windows.

SHOWER ROOM

7'9 x 7'7 (2.36m x 2.31m)

Plumbing for washing machine, large double walk-in shower cubicle accessed via rounded glazed screens, laminate splashbacks, inset overhead and detachable shower, vanity wash hand basin with cupboards below, WC, double radiator, rear aspect frosted window.

FROM THE INNER HALL, DOOR LEADS TO:

LEAN TO

18'8 x 8'0 (5.69m x 2.44m)

Power and lighting, front and back doors, side aspect windows, polycarbonate roof.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Door to airing cupboard with radiator, slatted shelving and storage space, access to roof space, large rear aspect frosted window.

BEDROOM 1

12'3 x 10'7 (3.73m x 3.23m)

Additional recess housing 'his' and 'hers' built-in triple double wardrobes, single radiator, front aspect window.

BEDROOM 2

12'10 x 12'3 (3.91m x 3.73m)

Single radiator, front aspect window.

BEDROOM 3

11'8 x 11'8 (3.56m x 3.56m)

Single radiator, side and rear aspect windows.

BATHROOM

8'4 x 7'7 (2.54m x 2.31m)

Panelled bath with built-in electric shower over, WC, vanity wash hand basin with cupboards below, double radiator, rear aspect frosted window.

OUTSIDE

To the rear of the property, there is a side pedestrian gate and pathway giving access to the cellars. From here, steps lead up to a patio area, enclosed by walling, which continues to the back door of the lean-to. The majority of the garden is to the front and side of the property.

To the front of the property, double opening wooden gates give access to a block paved driveway and parking area for three vehicles. The gardens are beautifully tended with mature beds surrounding. A pathway leads to the front door with the front garden area laid to lawn, enclosed by mature hedging. Outside tap and outside lighting. Steps lead up to the side gardens where there is a further patio seating area, fruit cage, raised seating area, good sized lawn areas enclosed by mature borders with some beautiful specimen shrubs and trees planted throughout. The gardens are enclosed by wood panel fencing and stone walling.

Door from the rear of the property leads into two cellars.

CELLAR 1

12'1 x 11'8 (3.68m x 3.56m)

Height of 4'4, housing the Worcester gas-fired combi boiler, lighting. This leads to:

CELLAR 2

25'4 x 12'0 (7.72m x 3.66m)

6'2 ceiling height, used as a workshop, power and lighting, telephone point, hatch door to the roadside (formerly used as a laundry shoot for a business that was ran from the property).

SERVICES

Mains electricity, gas, water and drainage.

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: B

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, take the High Street, turning left into Watery Lane, where the property can be located on the right hand side, just after the doctors surgery on the left, as marked by our "For Sale" board.

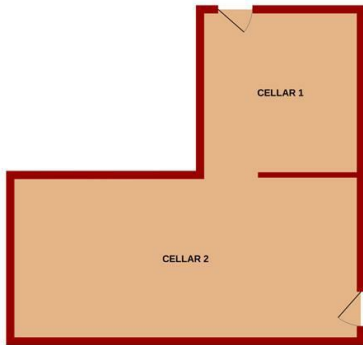
PROPERTY SURVEYS

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

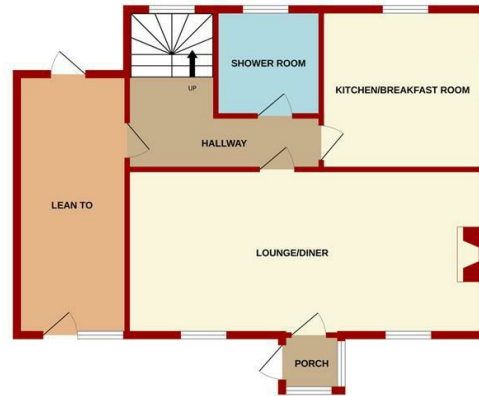
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

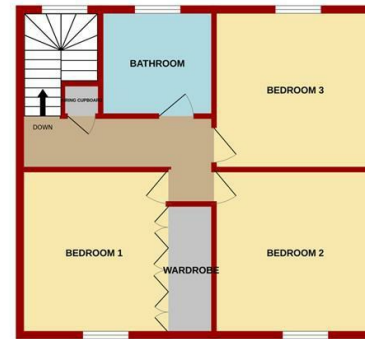
BASEMENT



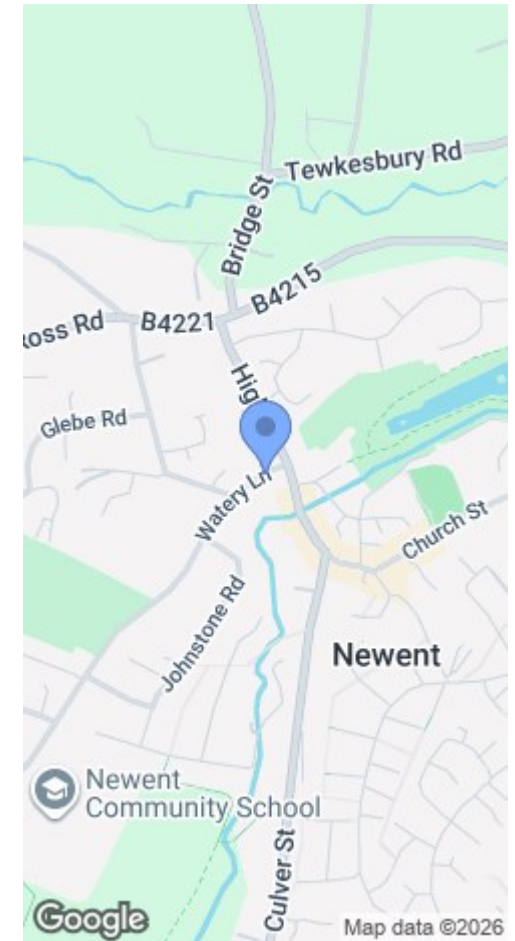
GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION DISCLAIMER

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.



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