

Rose Cottage Bury Bar, Newent GL18 1PT

£425,000

naylor powell

Rose Cottage Bury Bar, Newent GL18 1PT

• Characterful family home with exposed Gorsley stone and timber beams • Generous garden with patio and allotment area to the rear • Convenient for amenities within the market town of Newent • Underfloor heating in the ground floor and air conditioning in the master bedroom • Master bedroom with en-suite shower room • Garage and parking for a small vehicle • Courtyard garden conveniently situated off the kitchen/diner • EPC D59 • Forest of Dean District Council tax band D - £2532.87 (2026/27)

£425,000

1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Entrance Hall
Entrance via an oak front door with decorative glazing. The hall has slate effect floor tiles and doors leading to the living room and sitting room.

Living Room
An attractive open fireplace with original Victorian tiling provides a charming focal point to this welcoming room. A double-glazed sash window overlooks the front aspect, while built-in alcove cupboards offer useful additional storage.

Sitting Room
An additional reception room is conveniently positioned adjacent to the kitchen/dining room, providing a versatile living space. A window overlooks the side aspect, while slate-effect tiled flooring with underfloor heating continues throughout the ground floor. The room features an attractive brick-built fireplace with oak mantel and inset wood-burning stove, complemented by exposed ceiling timbers which further enhance the character and charm of the property. A door provides access to the cellar, while a staircase leads to the first floor.

Kitchen/Dining Room
This beautifully designed space has been thoughtfully created with family living and entertaining in mind. Modern oak finishes sit seamlessly alongside the attractive exposed Gorsley stone walls, creating a wonderful blend of contemporary style and traditional character. The dining area is centrally positioned within the room, adjacent to oak bi-fold sliding doors which open out onto a private courtyard, providing the perfect setting for alfresco dining.

The well-appointed kitchen comprises a comprehensive range of cream Shaker-style wall and base units, complemented by solid beech worktops and a breakfast bar. There is an integrated Belfast sink with carved draining board and stainless-steel mixer tap, positioned beneath a window overlooking the courtyard. A selection of integrated appliances includes a dishwasher and Smeg range-style cooker, together with additional space for a fridge/freezer. Further features include attractive LED plinth lighting, while an oak door leads through to the utility room.





Utility Room
Fitted with a range of wall and base units, together with a stainless-steel sink and mixer tap. The slate-effect tiled flooring with underfloor heating continues through from the kitchen. There is plumbing for a washing machine, with doors leading to the cloakroom and an external oak stable door providing access to the rear garden.

Cloakroom
A white WC with integrated sink above.

Landing
Two double glazed windows overlook the side aspect. There are exposed timber beams on the walls and a cupboard housing the underfloor heating controls and combination boiler. Oak doors lead off to the four bedrooms and family bathroom.

Master Bedroom
This bright room enjoys natural light from the two, double glazed sash windows overlooking the front aspect. An original fireplace sits between alcove storage cupboards. There are exposed beams to the ceiling and a dual function hot or cold air conditioning unit.

En-Suite Shower Room
A low level WC with wash hand basin with storage below and mirrored vanity unit above. Fully tiled shower cubicle with mains feed shower over, heated ladder style towel rails and extractor fan with light.

Bedroom Two
Double glazed window to the rear aspect, overlooking the garden

Bedroom Three
Double glazed window to the rear aspect, overlooking the garden.

Bedroom Four/study
Double glazed window to the rear aspect, overlooking the garden, built in shelves and a door leading out to the garden.

Family Bathroom
A white suite comprising a free standing, roll top bath, pedestal wash hand basin, low level WC and corner shower cubicle. Stone effect tiled flooring with underfloor heating and a double-glazed window overlooking the side aspect.

Cellar
A flexible space situated under the sitting room with power and light.

Garage
Attached to the property is the garage which is larger than a single with double doors plus pedestrian door to the front, power and lighting and further double doors to the rear which leads to the courtyard garden.

Outside
To the front of the cottage is a driveway providing parking for one small vehicle and leading to the garage. Steps rise to the front entrance, alongside an attractive stone patio area.

Accessed via the bi-fold doors from the dining area, the delightful courtyard garden is enclosed by white-rendered walls and features an attractive Gorsley stone feature wall, natural stone flooring, a useful storage shed and an outside tap.

The rear garden can be accessed via steps from the utility room's back door or directly from bedroom four. The garden features a natural stone patio with timber sleeper







detailing, an extensive lawned area with mature borders and a productive vegetable-growing area. The garden is enclosed by fencing and also benefits from an outside tap and garden shed. From here, there are lovely views across the rooftops and towards the church steeple.

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'. The town 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.

Material information

Tenure: Freehold
Council tax band: D
Local authority and rates: Forest of Dean District Council, Tax Band D - £2415.17 (2025/26)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas. Part undefloor
Broadband speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three



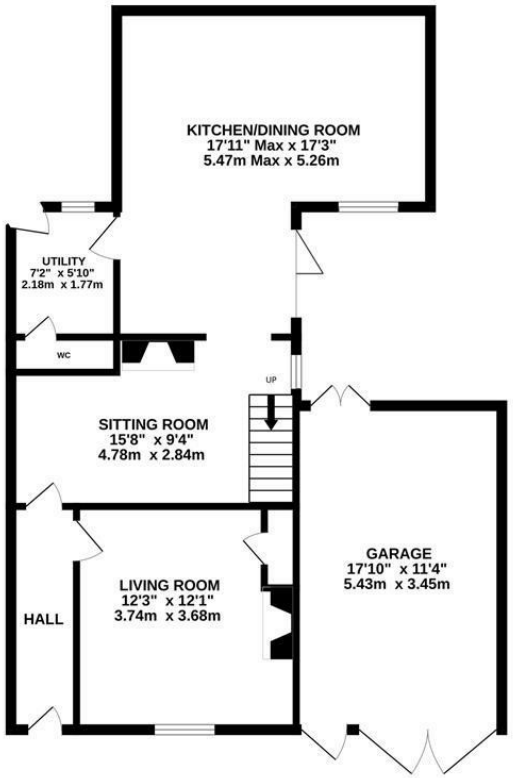




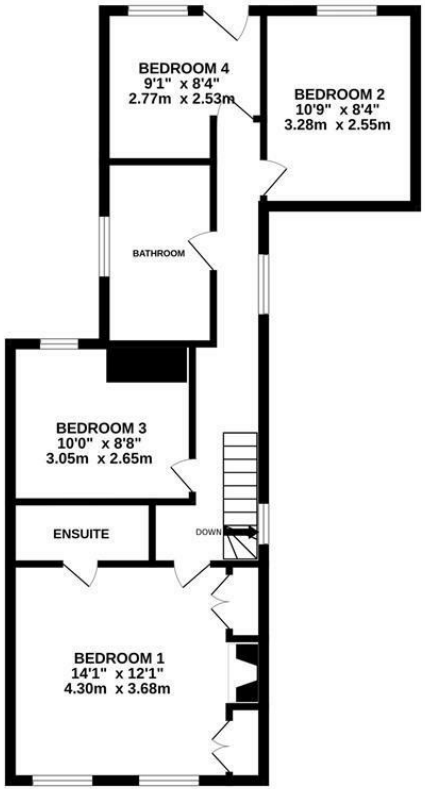
BASEMENT



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.
Made with Metropix ©2025

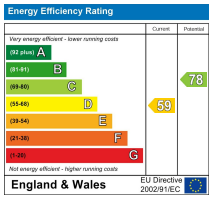
1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

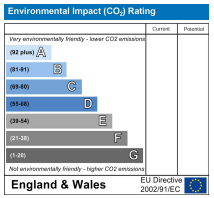
naea | propertymark PROTECTED

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.





naylor powell

