



The Scarr, Newent GL18 1DQ
£750,000



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- Impressive barn conversion • Solar panels • Versatile accommodation • In and out drive • Character features throughout • Four generously sized double bedrooms with ensuite to master • EPC C72

£750,000



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Accommodation

Ground Floor

Believed to date back to the 1600's, Farriers Barn was converted to a family home in 2007. The striking, double height glazed windows and door welcomes you to the home and allows the natural light to pour in to the entrance hall. The entrance hall is a magnificent space with vaulted ceiling, which beautifully displays the original oak beams. From the hall, doors lead off to the ground floor accommodation and an iron and timber spiral staircase takes you to the gallery landing on the first floor.

To the right of the entrance hall is the open-plan, family kitchen. The space has been cleverly designed to incorporate a state-of-the-art kitchen that sits beautifully next to the historic arrow slit windows. The large U-shaped kitchen with granite worktop, creates a wonderful social space, providing areas for cooking preparation and relaxed dining. Integrated appliances are neatly hidden away and include a fridge freezer, dishwasher, double oven, ceramic hob and inset stainless steel sink with mixer taps. From the dining area, French doors lead out to the decked patio.

At the centre of the home is the living room with steps leading to the full width French doors overlooking the rear garden. To the left of the hallway is a large reception room (currently used as home office) with a window overlooking the rear garden and the character arrow slit windows. This space perfectly lends itself to those working from home and need private access with French doors leading out to the side of the property. This area of the home incorporates the utility room with a range of base and wall mounted cupboards, plumbing for a washing machine and tumble dryer and a 1 ½ bowl sink unit. To complete the ground floor is a cloak room with WC and wash hand basin.

First Floor

The gallery landing with iron balustrade offers a wonderful view over the double height entrance hall. To the left of the landing is a games room with imposing oak beams and vaulted ceiling. This generous, multi-functional space features arrow slit windows and Velux windows.

The master bedroom sits at the heart of the first floor and beautifully demonstrates the character and charm of the barn with imposing oak beams

and vaulted ceiling. Windows span the width of the room creating a lovely light space. There is ample room for bedroom furniture to include two large triple fitted wardrobes. A door leads through to a beautifully fitted en-suite shower room. The room incorporates a double shower enclosure, WC, vanity wash hand basin with storage mirror above and heated towel rail.

To the 'west wing' of the home are three good sized and immaculately presented bedrooms, all displaying the character of the building. The rooms are served by a modern family bathroom. The beautifully designed bathroom incorporates a built-in double shower, bath, vanity wash hand basin with storage mirror above, WC and heated towel rail.

Outside

To the front of the property is a large, gravelled in and out driveway, offering parking for several vehicles. The driveway is bordered with mature trees and shrubs and a gated side access leads around to the private rear garden. The rear garden is mainly laid to lawn with mature trees and shrubs and incorporates two decked patio areas which are ideal for alfresco dining. A large pergola offers a further area for entertaining.

Location

Set in rolling west Gloucestershire countryside less than 2 miles from the market town of Newent, The Scarr is an area predominantly made up of smallholdings.

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.

Tenure, Services and Local Authority

Freehold

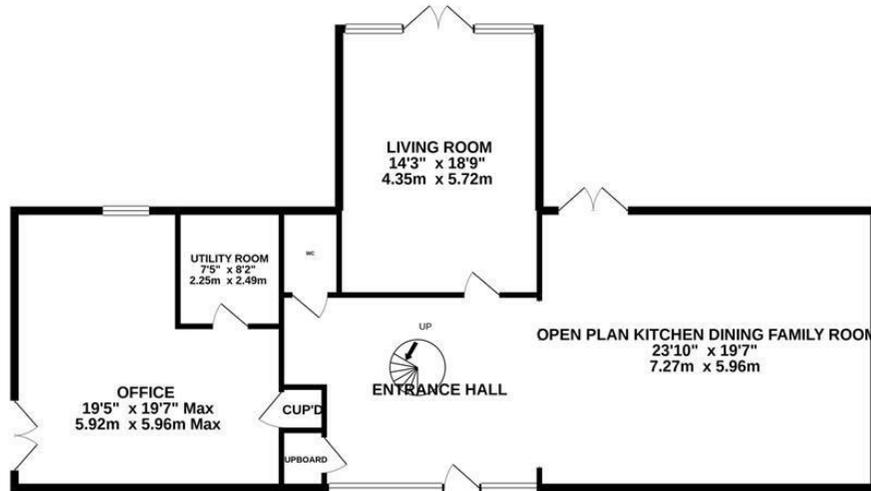
Mains electricity, water and drainage alongside oil fired central heating. Solar PV panels

Forest Of Dean District Council. Band F (£2901.93 2021/22)

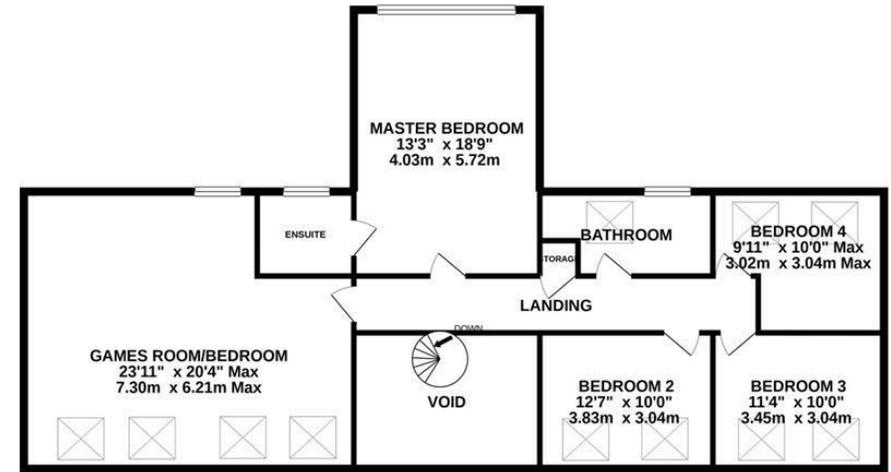
Directions



GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 2747 sq.ft. (255.2 sq.m.) approx.

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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