



11 The Scarr  
, Newent, GL18 1DQ

**£600,000**





Are you looking for a rural property with land?

This very unique property has been lived in by the same owners for the last 60 years, having lots of opportunities and potential for extension (subject to relevant permission) with many uses for the land.

There is still the footprint of the greenhouses once being used for horticulture, furthermore an additional open fronted outbuilding and double garage.

Two enclosed paddocks all set in a plot approaching 1.5 acres, situated in a rural location on a private road.

### Entrance Hall

### Utility Room

15'9 x 8'3 (4.80m x 2.51m)

### Kitchen/Breakfast Room

15'9 x 9'4 (4.80m x 2.84m)

### Lounge/Dining Room

23'9 x 18'9 (7.24m x 5.72m)

### Bedroom/Study

### Bathroom

### Bedroom 1

24'11 x 10'7 (7.59m x 3.23m)

### Ensuite

### Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)







## OUTSIDE

Situated on a private road an abundance of off road parking can be found.

The gardens wrap around the property benefitting an open fronted outbuilding, greenhouses and double garage. The view over the land from all angles can be enjoyed all in a plot approaching 1.5 acres approx.

## Services

Mains drainage, oil heating

Solar Panels benefitting a feed in tariff and a thermal panel (water) owned by the property.

Forest Of Dean district council tax band D

## Directions

The property can be found on a private road GL18 1DQ

What3Words:

[voting.circles.guests](https://www.what3words.com/voting.circles.guests)

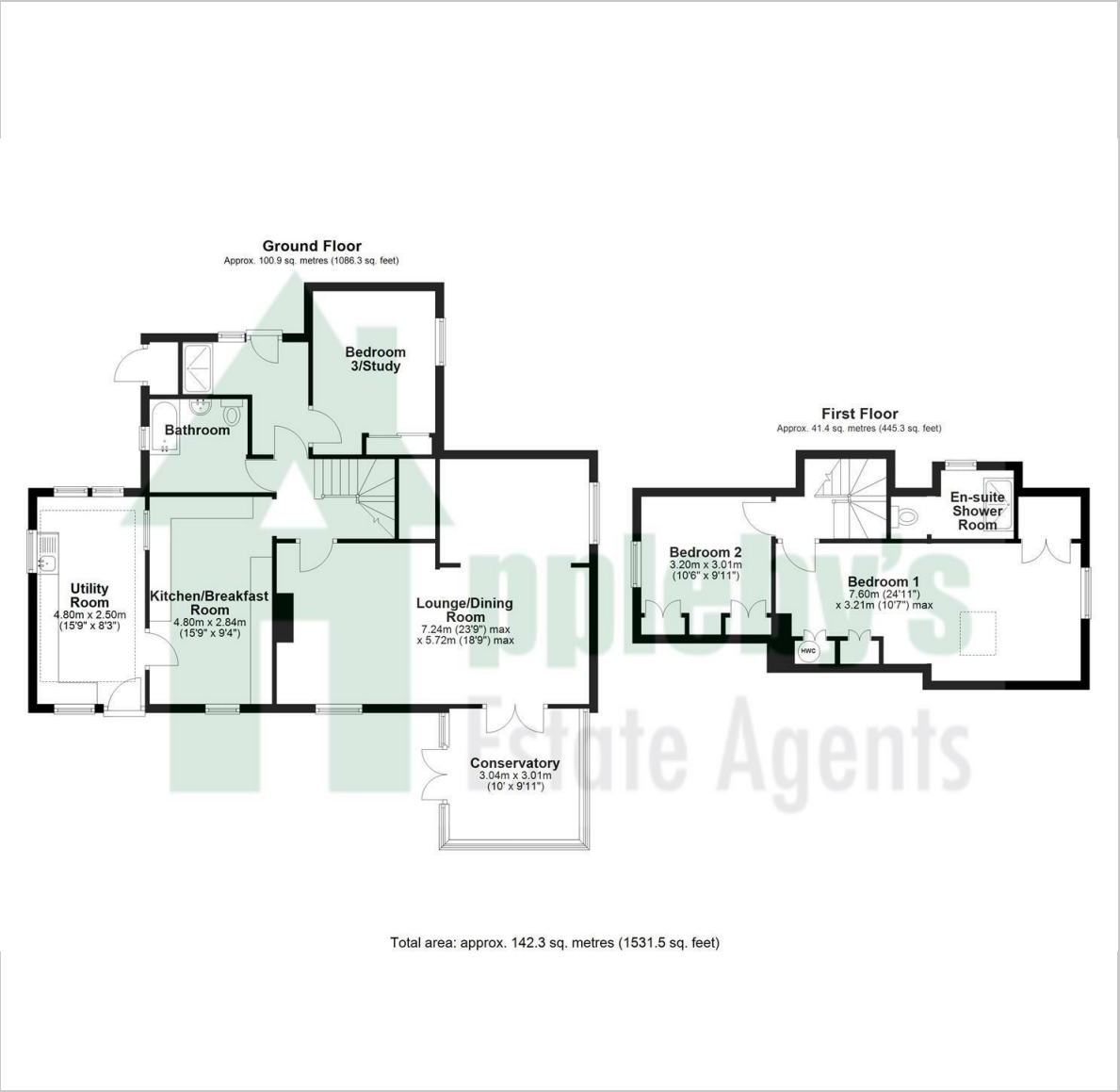
## Tenure

Freehold





Floor Plan

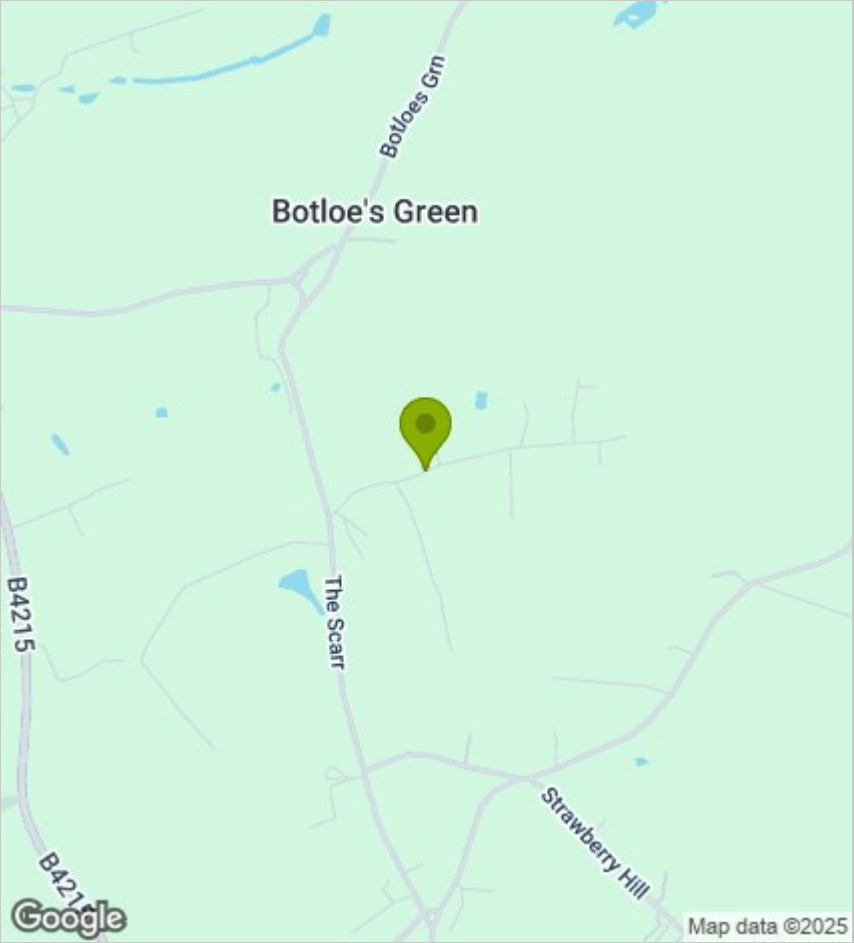


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

