



# A truly beautiful grade II listed cottage

**Beggars Roost, Pool Hill, Newent. GL18 1LL**

Guide £1,100,000 Freehold





Reception Hall • Sitting room • Dining room • Study  
• Kitchen/diner • utility • cloakroom

First floor:

Five bedrooms • two en suite bathrooms • family  
bathroom

### Situation

Newent is a delightful market town and civil parish approximately 17 miles from Cheltenham. Newent is on the northern edge of the Forest of Dean and the south-east of the River Wye. The town has a good selection of shops, restaurants and public houses. Beggars Roost is located in an elevated and private position surrounded by glorious countryside.

### Description

Beggars Roost is quite simply a beautiful home, a quintessential English Grade II listed cottage. Enjoying an enviable rural position, it is in superb decorative order with bright and airy accommodation, totalling 2918 sq ft.

Entered by way of a traditional entrance hall, the pragmatic layout allows for a relaxed lifestyle. The ground floor has a number of excellent reception rooms, not least the tastefully presented drawing room with French doors opening to side terrace. In addition there is a very useful study, cloakroom and utility. The kitchen is of particular attraction with a comprehensive range of fitted appliances, Belfast sink, AGA and an attractive central unit with woodblock surface. Beyond the kitchen is a wonderful dining space which lends perfectly for entertaining.

The first floor consists of five spacious bedrooms, a rarity in a typical cottage. The principal bedroom is served by an attractive en suite, complemented by an outstanding family bathroom and a further shower room.

The landscaped gardens are a fabulous extension of the cottage and compliments the natural beauty of the cottage. Principally laid to a manicured lawn, there is an abundance of herbaceous beds, mature trees, shrubs and very pretty plants. In addition there is a well-tended kitchen garden, green house and a pond. To the side is an attractive paved terrace, an idyllic place to enjoy al fresco dining.

The front is gravelled and provides parking for a number of vehicles. The large double garage is equipped with power, light and a very substantial storage area to the first floor.







**Tenure**  
Freehold

**Services**  
Oil fired centrally heated, mains drainage and electric.

Local Authority  
Forest of Dean district council.  
Band G.

**Council Tax**  
Band = G

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = E

**Viewing**  
Strictly by appointment with Savills.



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**Approximate Area** 271.1 sq m / 2918 sq ft

**Garage** 56.2 sq m / 605 sq ft

**Total** 327.3 sq m / 3523 sq ft

**Including Limited Use Area** (18.6 sq m / 200 sq ft)

**Contact**

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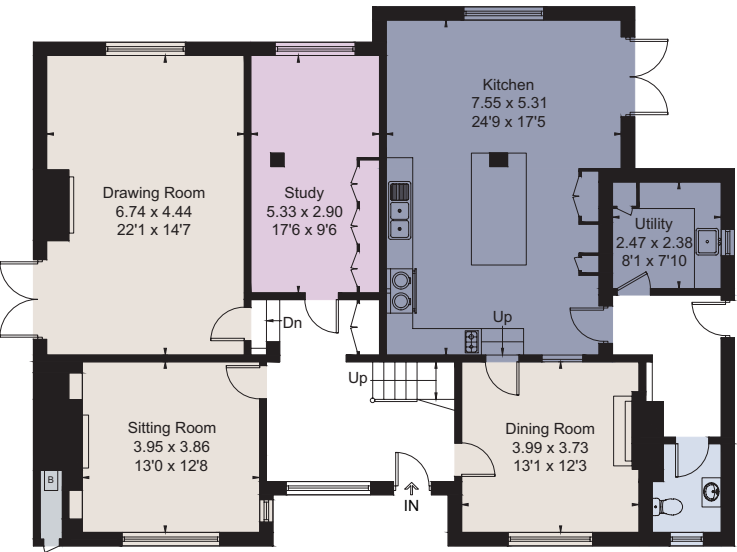


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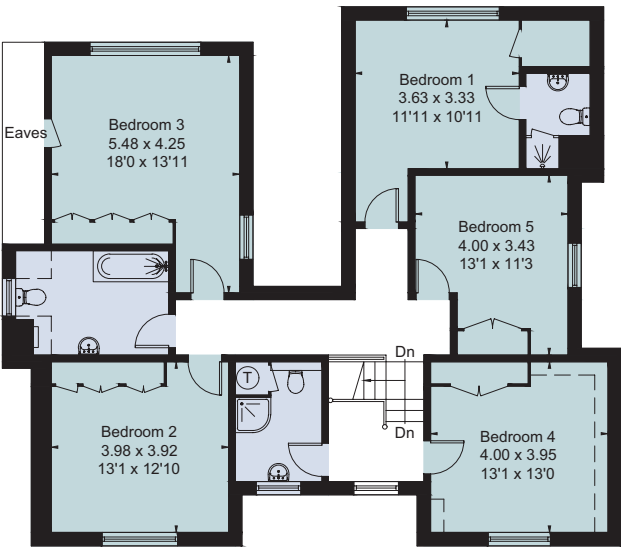
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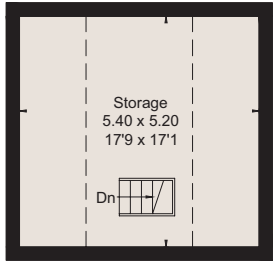
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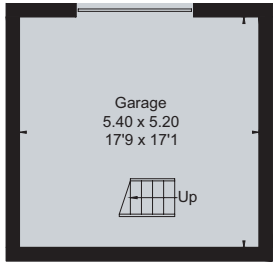
Ground Floor



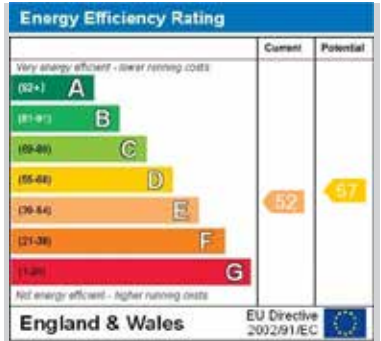
First Floor



Garage - First Floor



Garage - Ground Floor  
(Not Shown In Actual  
Location / Orientation)



For identification only. Not to scale. © 221004PB

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