



Coed Garw, Ynys y Fro, Cwm Lane
Rogerstone, Newport, NP10 9GN

WATTS & MORGAN 160 YEARS

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Coed Garw, Ynys y Fro, Cwm Lane Rogerstone, Newport, NP10 9GN

£999,950 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

In an amazing location surrounded by gardens of about 1 acre, an immaculate and sizable barn conversion with additional, adjoining land of about 3 acres. Exemplary, spacious and adaptable accommodation includes: four reception rooms, bespoke fitted kitchen, utility room and cloakroom. Master bedroom with en suite bathroom; second, en suite guest bedroom; three further double bedrooms and family bathroom. Ample parking and triple garage / workshop. Wonderful gardens and paddock with timber stable.

Directions

From M4 Junction 27 (High Cross), follow the B4591 in a northerly direction. After about half a mile, turn right into Cefn Walk and past the '14 Locks' Canal Centre. Continue along this lane, bearing right and right again at the Grove Farm Shop in the direction of Tredegar Park Golf Club. Travel along the private lane leading to the Golf Club, turning right into the works access road. After a further 200 metres turn left onto the lane that leads past Ynys y Fro Farm to find Coed Garw at the end of this section of lane. A wooden five-bar gates opens onto the forecourt parking area.

- Newport City Centre 0.0 miles
- Cardiff City Centre 0.0 miles
- M4 (J27, High Cross) 0.0 miles

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Summary of Accommodation

ABOUT THE PROPERTY

- * Coed Garw is a substantial, detached converted barn in immaculate order
- * It enjoys an amazing, unique location approached the roadway between Ynys y Fro Reservoirs
- * While being exceptionally convenient for the M4 at High Cross (J.27) it provides a secluded and private residence surrounded by its own grounds of about 4 acres in total.
- * Offering exemplary and highly adaptable accommodation, it provides space for all the family yet retains the warmth of a true home
- * Entrance hallway with cloakroom off
- * Four generous reception rooms, all offering a great degree of flexibility
- * Family sitting room and an especially dramatic lounge - of double height and open to the pitch of the roof - both have wood burning / multi fuel stoves
- * Bespoke, hand crafted solid wood kitchen with a comprehensive range of units and two-oven Aga. Further appliances, where fitted, are to remain and include hob, microwave and fully integrated fridge and dishwasher
- * Further storage and space / plumbing for washing machine with the utility room
- * Master bedroom with en suite bathroom finished with both
- * Second guest bedroom suite with dressing area and en suite shower room
- * Three further double bedrooms and family bathroom

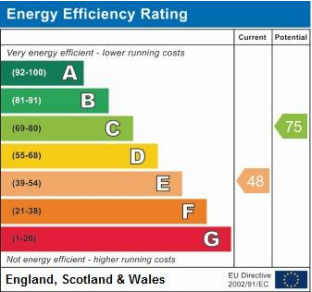
GARDENS AND GROUNDS

- * Five bar gates opens to a forecourt parking and turning area fronting the property.
- * Opposite the Coed Garw is a solidly built double garage (approx. max 7m x 5m) and adjoining workshop / store (approx. max 4.5m x 3.6m)
- * Entry via side-hinged doors; power connected to this detached block.
- * Additional parking is to a gravelled-chipped area beyond the garage
- * The property itself is surrounded by a thoughtfully considered gardens of about 1 acre, planted to provide colour throughout the year
- * It includes a sunken garden with overhead pergola and composite decking, positioned to catch the sun throughout the day
- * Timber Summerhouse to remain, again sited to catch the best of the afternoon and evening sun.
- * Indian sandstone paving surrounds the house and is accessible from most of the principle reception rooms
- * Dividing the formal garden from the paddock beyond is a stream, running through a lightly wooded bank with naturalised bluebells shrubs
- * The adjoining paddock is approximately 3 acres and borders the Tredegar Park Golf Club to its northern boundary
- * Timber stable / store and field shelter to remain

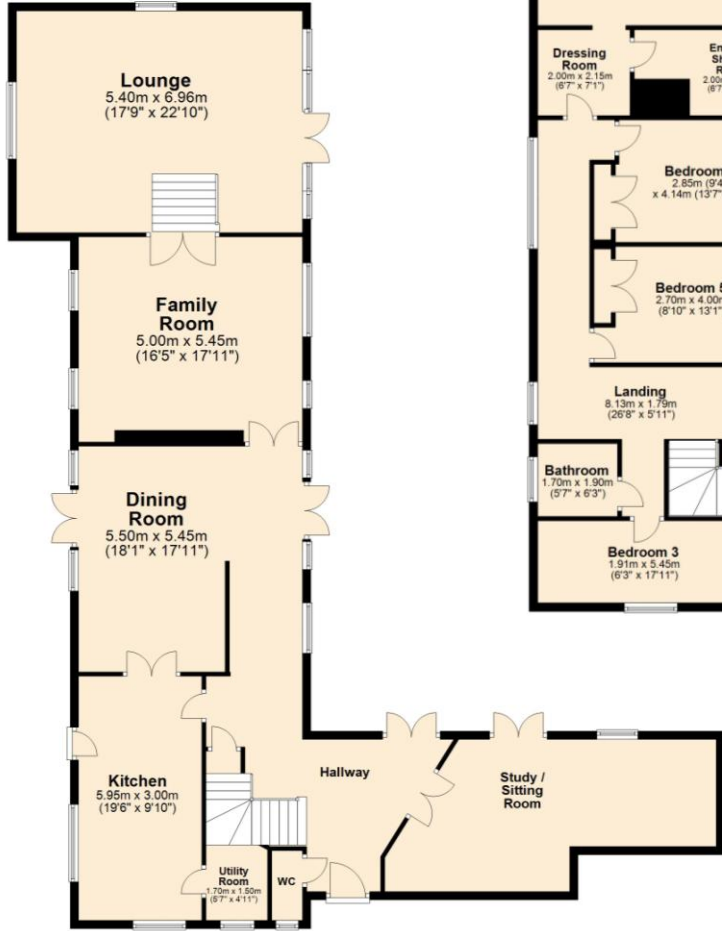
TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. Oil-fired central heating. Cess pit drainage. Superfast fibre broadband.





Ground Floor
Approx. 162.4 sq. metres (1747.8 sq. feet)

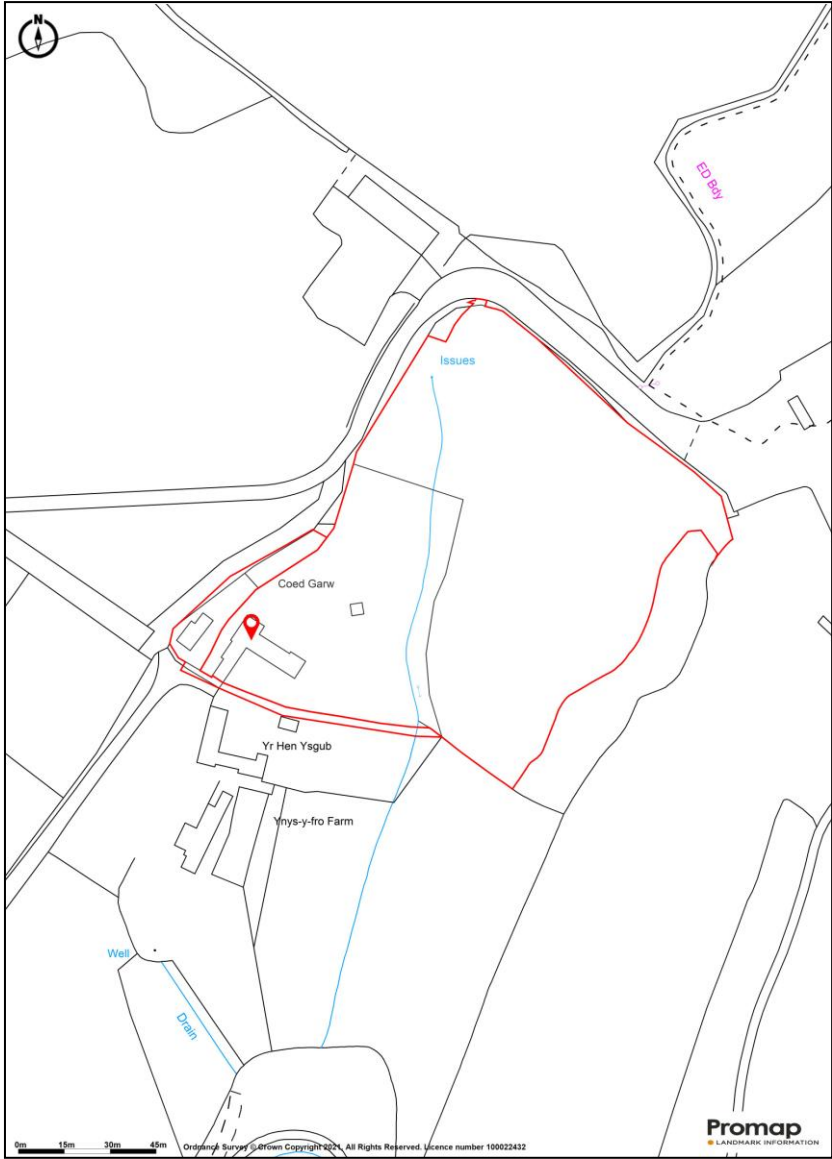


Total area: approx. 270.7 sq. metres (2913.4 sq. feet)

Plan produced by Watts & Morgan LLP

Plan produced using PlanUp

First Floor
Approx. 108.3 sq. metres (1165.6 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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