



Newcastle House, West Road
Bridgend, Bridgend County Borough, CF31 4HD



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Guide Price £1,500,000. Freehold

6 Bedrooms : 4 Bathrooms : 5 Reception Rooms

An exceptional, Grade II* listed residence and accompanying ancillary accommodation and outbuildings set within wonderfully private gardens and grounds of just over 1 acre. Newcastle House has been sympathetically and comprehensively refurbished and is to be sold with Coach House garaging and accommodation; Summer House with bathing pool and tennis court.

Directions

From the centre of Bridgend, travel in a westerly direction along the A473 Park Street in the direction of Laleston / Porthcawl. Turn right into St Leonards Road and, at its end, turn right again into West Road. Newcastle House will be located to your left, close to the end of the road, screened from the same by high walling, fencing and mature shrubs trees. A gated entrance opens to the driveway parking area to one side of the property and from which there is access to the garaging.

- Bridgend Station < 1 mile
 - Cowbridge 7.3 miles
 - Cardiff City Centre 22.5 miles
 - M4 (J36, Sarn Park) 2.7 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

An exceptional Grade II* listed home set within an amazingly private plot a world away from the hustle and bustle around. Reputed to date back in part to the 12th century, it has been lovingly restored to its former glory in more recent years using exemplary craftsman and a wealth of quality materials and bespoke fittings throughout, it is a true landmark home with highly useable, adaptable family accommodation.

Newcastle House itself retains immense character with all modern conveniences expected and required. It offers three reception rooms, a kitchen with adjacent breakfast area, conservatory and utility rooms; a study with a further room over and vaulted wine cellar beneath. Of the bedrooms, the three principle of these have fitted wardrobe and storage provision and are en suite; all are generously proportioned.

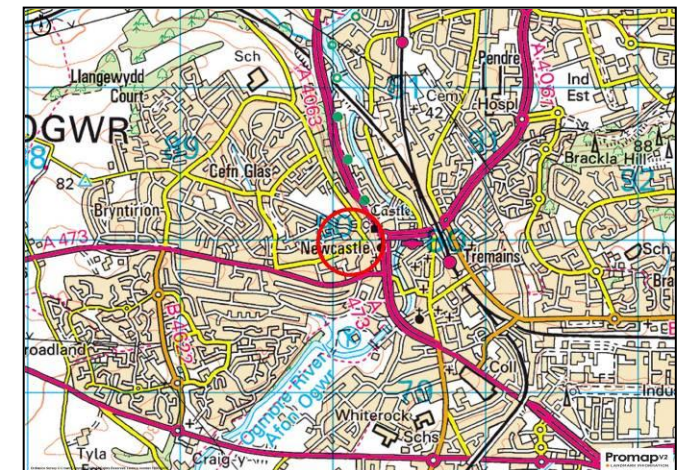
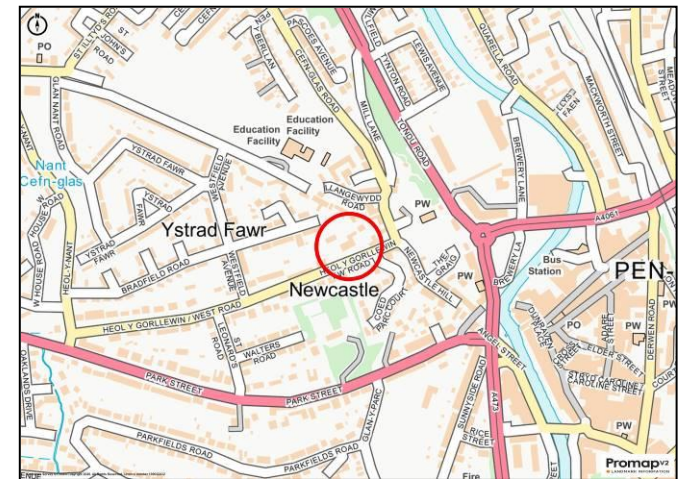
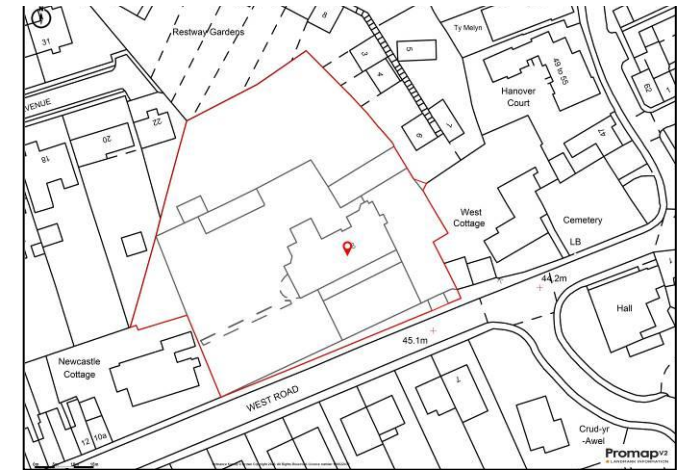
GARDENS AND GROUNDS

Set within an amazingly sheltered plot of just over 1 acre, Newcastle House is a true haven from with world around. It is screened from its West Road frontage by high stone walling, fencing and mature trees. Elsewhere thoughtfully planted pleached American Evergreen Oak and shrubs provide much further privacy. The surrounding gardens include a variety of 'garden rooms', all interspersed with a broad, considered variety of stunning Acer and specimen Camelia amongst many others.

A wrought iron gated entrance open from West Road to a parking area from which there is direct access into garaging within the Coach House; and arched timber gates lead to the front entrance of the property over a south-facing York stone terrace. Enjoying a westerly aspect is a Courtyard garden with a continuation of the York stone paving and a semi-circular portico seating area with balcony over.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating. Separate heating systems operate with Newcastle House; the Coach House; and the Summer House / pool.



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.



THE COACH HOUSE

Separate to Newcastle House is a two-storey Coach House, originally used for garaging coaches and stables with servant accommodation over. It now comprises, to the ground floor, a double garage and workshop flanking a lobby. A staircase from the lobby leads to a first floor, one bedroom apartment in superlative order with living room, fully equipped kitchen with dining area, double bedroom with en suite bathroom and walk-in wardrobe.



THE SUMMER HOUSE; BATHING POOL & TENNIS COURT

Occupying the space of the original greenhouse is a luxurious Summer House providing a glorious seating area looking out over the gardens. An ante-room houses a kitchenette beyond which are striking green marble tiled changing facilities and shower rooms for pool users. Adjoining it is a Potting Shed. Adjacent to the Summer House is a beautiful outdoor heated bathing pool set within a riven York stone enclosure and a vine-draped hardwood colonnade. Behind the Summer House is a simply stunning all-weather acrylic tennis court, bound on all sides by wonderfully crafted walls and wrought iron railings; undoubtedly one of the finest residential tennis courts in Wales.



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