



Sunnybank
Church Road | Brides | Newport | Gwent | NP10 8SQ

 **FINE & COUNTRY**

SUNNYBANK



KEY FEATURES

A striking, architect-designed four-bedroom gated residence with leisure facilities, detached annexe and approximately six acres of land, perfectly positioned between Cardiff and Newport.

Step Inside

A statement glass staircase and spacious entrance hall immediately set the tone for this beautifully designed contemporary home, where light, scale, and quality flow seamlessly throughout.

The ground floor offers exceptional flexibility for modern living and entertaining. A dedicated cinema and leisure room – previously utilised as a gym – incorporates a sauna and shower room and benefits from double-aspect patio doors opening to both the rear garden and a private enclosed terrace. This terrace features a wooden hot tub and a sheltered area with excellent potential to create an outdoor bar, ideal for summer dining, barbecues, and social gatherings.

The heart of the home is the impressive open-plan kitchen and dining space, fitted with top-of-the-range integrated appliances including induction hob, wine coolers and ovens. Bi-fold doors open directly onto the garden, while additional doors lead through to a stunning sun room framed by feature glazing and centred around a contemporary fireplace – a wonderful space for year-round enjoyment.

A separate formal living room with fireplace provides a more intimate retreat, complemented by a well-appointed utility room and ground floor WC. The property also benefits from advanced electrical and sound systems throughout.

Upstairs, four generous double bedrooms each enjoy their own en-suite facilities. One suite features a beautiful roll-top copper bath, while the principal bedroom offers a luxurious double walk-in shower, a large walk-in wardrobe and a Juliette balcony overlooking open fields and countryside beyond.









SELLER INSIGHT

“ This magnificent, spacious and welcoming, home sits within its own generous parcel of land in the delightful, caring, village of St Brides, set on the Severn Estuary and ideally positioned within easy reach of Newport and Cardiff. Once a dairy farm, the transformation of the original dwelling into this wonderful family home is the result of the vision and determination of its owners. Ian and Jan, and it has been their much treasured home for the past thirty five years.

“With five young children, our original brief was both ambitious and exacting. Working closely with our architect, our aim was to design a home that balanced generous shared spaces with areas for privacy, relaxation and individuality. Over the years our house has been continually upgraded, tweaked, extended and enhanced to meet the changing needs of family life.”

“Among the many of the significant improvements we have completed, was the replacement and enlargement of the original conservatory, resulting in a spacious and comfortable family room. This has become the heart of our home, particularly for large gatherings of friends and family. Plus, it has taken on even greater importance in recent years since the arrival of grandchildren as our family numbers have increased. The kitchen has always been a priority and is designed as a truly sociable space. When the doors are thrown open, it offers a superb indoor/outdoor living experience, perfect for entertaining and everyday family life.”

“Further thoughtful innovations included the demolition of old stables to create a much-loved cinema room along with a master bedroom suite, complete with dressing room. An independent living space was also created, providing flexibility for extended family members.”

“The external spaces have also received much attention. The grounds offer extensive open areas which have hosted countless celebrations over the years. One particular, delightful, event was a wedding reception for one of our children when a large marquee was adjoined to the rear of the house and helped to generate a truly memorable occasion. In addition, with no light pollution, our location offers exceptional stargazing – an enduring delight for one of our grandchildren.”

“This has been a truly special home in an incredible location, one filled with memories and milestones. As the time has come to move on, we sincerely wish the new custodians as much happiness and contentment as we have enjoyed throughout the years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



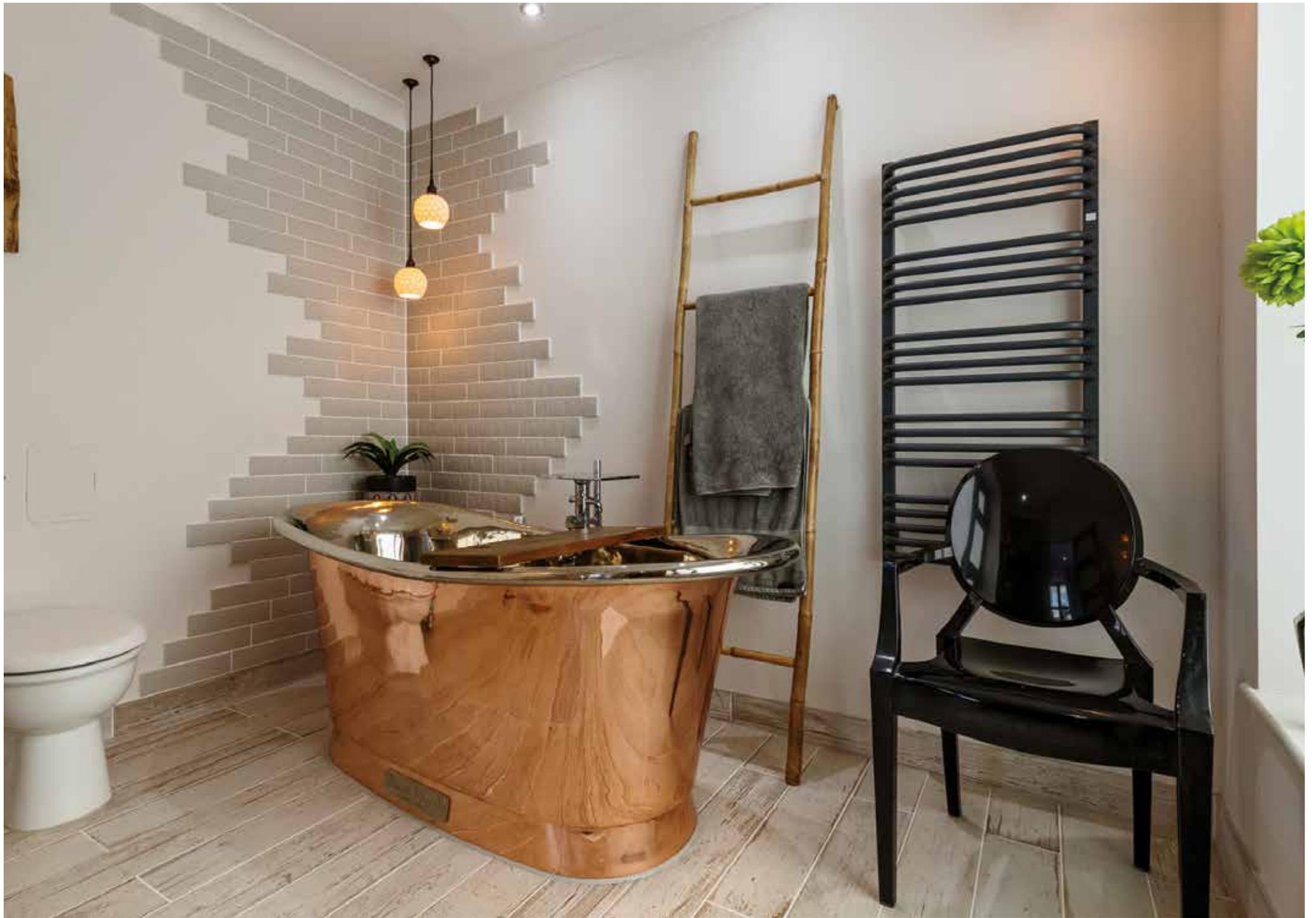


















KEY FEATURES

Step Outside

Sunnybank sits behind private electric gates, providing excellent privacy and security. The sweeping driveway leads to a substantial car port with additional secure lockable storage.

The grounds extend to approximately six acres, offering a rare opportunity for lifestyle buyers seeking space, privacy and versatility – whether for recreation, equestrian use or future landscaping opportunities.

A newly renovated one-bedroom detached annexe with its own access and parking provides ideal accommodation for guests, extended family, staff or potential income generation.

Multiple outdoor entertaining areas surround the main house, creating seamless indoor-outdoor flow for hosting, relaxation and family living.

Location

St. Brides is a highly desirable semi-rural location, ideally positioned between Newport and Cardiff, offering excellent access to the M4 corridor and mainline train stations. Both Newport and Cardiff stations provide direct services into London Paddington in approximately 1.5 hours, while Bristol and Cardiff airports are reachable within under an hour's drive.

The area benefits from a strong selection of well-regarded schools, popular local pubs, and outstanding countryside walks, including access to the nearby sea wall and coastal pathways.

This prime position delivers the perfect balance of rural tranquillity with city connectivity – an increasingly sought-after combination for modern family living.

What3Words location:

[///gates.sunset.fields](https://www.what3words.com/#!/gates.sunset.fields)







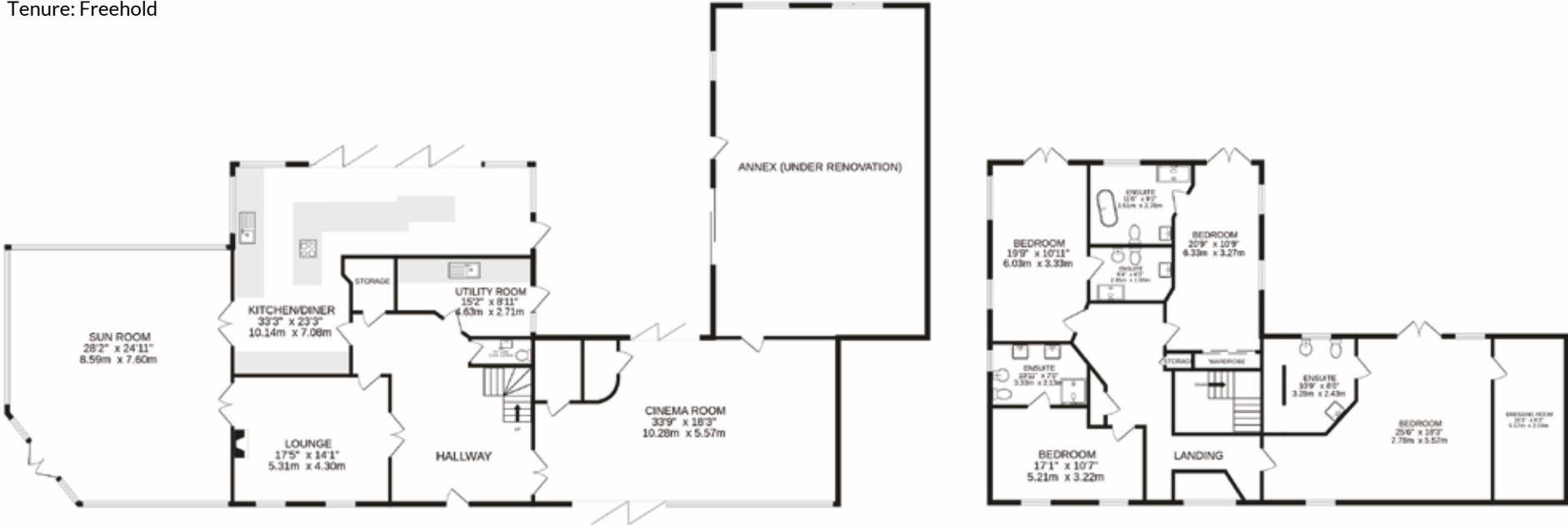


EPC???

GROUND FLOOR
3383 sq.ft. (314.3 sq.m.) approx.

1ST FLOOR
1738 sq.ft. (161.5 sq.m.) approx.

Council Tax Band: H
Tenure: Freehold



TOTAL FLOOR AREA : 5121 sq.ft. (475.7 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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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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