



The Gorelands

Newport, NP18 1JQ

Guide Price £1,500,000



Red Dragon Estates are pleased to offer one of Newport's Premier Mansions. The property, located on a hill in Catsash, is set in 2.5 Acres of mature grounds with far reaching views over the surrounding countryside. The property benefits from 7 Double Bedrooms, 6 en-suites, 4 Grand Reception rooms, a large modern Kitchen / Breakfast room, indoor Swimming Pool Complex, Stabling for 7 Horses, 2 self-contained cottages and luxury fixtures and fittings throughout



One of Newport's Premier Mansions

5 en-suites

4 Grand Reception Rooms

7 Bedrooms

2.5 Acres of Mature Grounds

2 Self-contained Cottages, Stables & Leisure Suite

ACCOMMODATION

Reception Hall 26' 1" x 13' 8" (7.94m x 4.16m)

Feature marble floor, stunning marble staircase with wrought iron rail leading to galleried landing

Sitting Room 22' 10" x 20' 11" (6.95m x 6.37m)

Large bay window overlooking grounds, feature cornice ceiling, marble fireplace, feature built in shelved cupboard units

Drawing Room 27' 1" x 19' 0" (8.25m x 5.79m)

Large glazed French doors to front gardens, two windows to side, high ceiling, marble fireplace, four radiators and cornice ceiling

Morning Room 21' 3" x 13' 9" (6.47m x 4.19m)

Large bay window to front, radiator, marble fireplace with cast iron inset, cornice ceiling, two feature shelf units with storage cupboard beneath, door through to drawing room, glazed door through to dining room

Dining Room

Dining Room Marble floor with under floor heating, hardwood ceiling, Aga with tiled surround open plan through to conservatory

Conservatory 17' 7" x 16' 2" (5.36m x 4.92m)

UPVC double glazed window to garden, UPVC double glazed French doors to garden, marble floor with under floor heating, open plan through to kitchen/breakfast room

Kitchen/Breakfast Room 22' 10" x 16' 1" (6.95m x 4.90m)

Fitted with stunning modern range of floor units with roll top work surfaces, stainless steel double bowl sink with drainer and tiled splashback, built in oven, built in dishwasher, shelved storage area, feature lighting, high level UPVC double glazed window to side, three skylight windows to roof, door through to further kitchen/utility

Further Kitchen / Utility Room 12' 11" x 11' 0" (3.93m x 3.35m)

Range of cream high gloss units with roll top work surfaces, inset four gas hob burner, plumbing for washing machine, tiled floor with under floor heating, UPVC double glazed window to rear and UPVC double glazed door to outside



Cloakroom

Comprising low level WC, tiled floor and UPVC opaque double glazed window to rear

Rear Hallway

Radiator, spacious walk in storage room, original terrazzo flooring and attractive curved feature wall

Second Cloakroom

Comprising low level WC, vanity sink with marble surround, floor units, marble floor, window to side and radiator

Study 12' 3" x 9' 10" (3.73m x 2.99m)

Window to rear, radiator, storage cupboard, telephone point and ceramic tiled floor

Rear Hall

Second staircase to first floor, radiator, terrazzo tiled floor, opaque glazed door to the rear garden, door to leisure complex

Leisure Complex

Ceramic tiled floor, radiator, access to sauna/third cloakroom, shower room and swimming pool

Sauna / Third Cloakroom

Comprising low level WC, vanity sink unit with tiled surround, radiator, ceramic tiled floor and window to the rear

Shower Room

Walk in shower room, arched doors opening through to the swimming pool

Swimming Pool Area 42' 0" x 34' 5" (12.79m x 10.48m)

Swimming Pool 34'5" x 42' (10.49m x 12.80m) Pool measures approx. 7'50 x 4'37, ceramic tiled floor, window to front and side and UPVC double glazed roof. (The pool is currently requiring refurbishment)

Double Garage 24' 4" x 21' 8" (7.41m x 6.60m)

Ceramic tiled floor and door to storage/pump room

Cottages

Two semi-detached, self-contained cottages to the rear of the main house.

Stables

Large Stable Block to rear with conversion potential.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	31
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	34
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

DISCLAIMER

These particulars, whilst believed to be accurate, are set out as a guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that Red Dragon Estates Ltd have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify that they are in working order or fit for purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and in fact included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.