

Long Lane Newport, PO30 2NW

£475,000



This STUNNING 3 bedroom detached cottage is located on the outskirts of Newport, within easy reach of Newport town centre and over looking rural views. The cottage consists of a living room, conservatory, kitchen, utility room, two double bedrooms, one single bedroom & two family bathrooms. Outside offers .44 acres of land, including beautiful gardens with numerous outbuildings & greenhouses. Other benefits of the property includes Driveway for six vehicles, garage, heating is oil fired from rayburn. & double glazing. This is a must see!!

3 BEDROOMS

0.44 ACRES OF LAND

STUNNING VIEWS

DETACHED HOUSE

GARAGE & DRIVEWAY

HEATING IS OIL FIRED FROM RAYBURN &  
DOUBLE GLAZING



# ROOMS

## Entrance Porch

## Entrance Hall

**Living Room** 13' 3" x 11' 10" (4.04m x 3.61m)  
 Carpet flooring. Double glazed window to front aspect. Double glazed french doors leading onto the conservatory. Radiator.

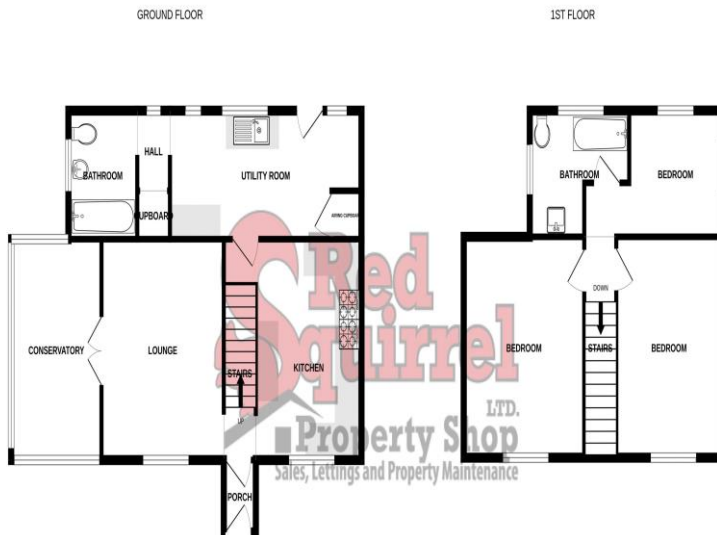
**Conservatory** 13' 5" x 8' 6" (4.1m x 2.6m)  
 Carpet flooring. Double glazed windows to front and side aspects. Double glazed french doors leading onto the garden. Radiator.

**Kitchen** 13' 1" x 9' 10" (4m x 3m)  
 Tiled flooring. Fitted-kitchen with stainless steel gas hob and electric oven. Sink drainer. Breakfast bar. Under stairs storage/pantry. Double glazed window to front aspect. Heating is oil fired from rayburn.

**Utility room** 7' 7" x 19' 4" (2.3m x 5.9m)  
 Carpet flooring. Cupboard consumer unit with wall base units. Plumbing for washing machine & dryer. Sink draier. Airing cupboard. Double glazed window to rear aspect. Radiator.

**Downstairs bathroom** 7' 7" x 6' 7" (2.3m x 2.0m)  
 Carpet flooring. Fitted bath, sink & WC. Double glazed frosted window to side aspect.

## Landing



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Mergon ©2024

**Bedroom 1** 13' 1" x 9' 10" (4m x 3m)  
 Carpet flooring. Double glazed window to front aspect. Radiator.

**Bedroom 2** 13' 1" x 11' 10" (4m x 3.6m)  
 Carpet flooring. Double glazed window to front aspect. Radiator.

**Bedroom 3** 9' 2" x 8' 6" (2.8m x 2.6m)  
 Carpet flooring. Double glazed window to rear and side aspect. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			