



Woodwards Farm

Coed y Caerau Lane | Kemeys Inferior | Newport | NP18 1JR

FINE & COUNTRY



# Step inside

## Woodwards Farm

Situated in an 'Area of Outstanding Natural Beauty' (AONB) with jaw-dropping panoramic views over rolling countryside with the Celtic Manor Resort 2010 Ryder Cup Golf Course in the foreground, this extensive luxury home built in 2018 blends modern design with a nod to traditional features throughout.

In addition to the main house and gardens there are grazing paddocks, kennels, three stables and a tack room, garden shed with basement and attached greenhouse. There one substantial outbuilding included with the main house which has been converted into luxury accommodation that would be ideal for either visiting guests or maybe incorporated into a multi-generational living opportunity.

The internal accommodation of the main residence comprises:- spacious entrance hall, cloakroom, sitting room, family room, study/gym, kitchen/dining room, utility and ground floor shower room. To the first floor you will find a beautiful master bedroom suite and an additional four en-suite bedrooms.

This spectacular family home also has green credentials including heating supplied by a ground source heat pump and solar panels.

The accommodation comprises:-

### ENTRANCE HALL

7.11m x 4.82m (23'4" x 15'10")

Front facing double glazed sash window, bespoke hand made Ash staircase leading to the first floor with under stairs storage cupboard that houses the controls for the underfloor heating that provides the heat for the whole of the ground floor, wood effect ceramic tiled flooring, inset ceiling spotlighting, solid oak doors leading to the rest of the ground floor accommodation.

### CLOAKROOM

Suite comprising w/c with high level cistern, wash hand basin, wood effect tiled floor, rear facing Upvc double glazed sash window, inset ceiling spotlighting.

### LOUNGE / FAMILY ROOM

7.99m x 7.17m (26'3" x 23'6")

Bi-fold doors opening onto both the front and side of this room make it light and airy, there are bespoke fitted oak shelves to one wall and wood effect ceramic tiled flooring.

### SITTING ROOM

7.22m x 7.15m (23'8" x 23'5")

A spacious sitting room with exposed stone walling with central fireplace and inset, free standing log burner. The wood effect ceramic tiled flooring provides continuity with the rest of the ground floor. There are two sets of side facing double glazed doors leading out onto a beautiful, sheltered courtyard with raised flower bed and integrated BBQ to one side.

### STUDY / GYM

9.26m x 4.09m (30'5" x 13'5")

Another spacious room with wood effect ceramic tiled flooring and front facing double glazed bi-fold doors, exposed beamed ceiling and a door to the rear patio. Currently in use as a family gym, all be it one with spectacular views, this room could equally be re-assigned as a spacious home office with a view, playroom or an art and crafts studio.

### KITCHEN / DINING ROOM

9.17m x 8.24m (30'1" x 27'0")

A magnificent bespoke kitchen with wood effect ceramic tiled flooring throughout. The kitchen is fitted with an extensive range of wall and base units that are topped with granite work surfaces and have feature plinth lighting. There is a Belfast sink with an instant hot water tap and draining board etched into the granite. The units are complemented by feature plate racks, glass fronted display cabinets and a central island unit with built-in cupboards and drawers topped with matching granite work surfaces that allow for an inset seating area. There is an integrated electric range oven with five burner gas hob and extractor fan and space for an American style fridge freezer. Front facing bi-fold doors and rear facing double glazed French doors help to keep this room beautifully light and give easy access to the gardens.

### UTILITY ROOM

4.58m x 2.39m (15'0" x 7'10")

A range of base units with Belfast sink inset. Integrated washing machine and tumble dryer. Wood effect tiled floor. Storage cupboards. Ceiling spotlights. Door into the double garage and door into:-

### GROUND FLOOR SHOWER ROOM

Fitted with a suite comprising:- w/c with high level cistern, wash hand basin with towel rail and glass shelf, double walk-in shower enclosure with rain shower and mixer fitting, heated towel radiator, ceramic tiling to splashbacks and floor and a rear facing double glazed sash window.



### Stairs to FIRST FLOOR and LANDING

A bespoke, hand made staircase made from Ash with balustrade, rear facing double glazed Upvc sash window.

### MASTER BEDROOM SUITE

7.85m x 7.08m (25'9" x 23'3")

This spacious master bedroom has a feature window to the front set above bi-fold doors opening onto a Juliette balcony with far reaching views across the Usk Valley. Radiator. To the rear there are further bi-fold doors leading out onto the balcony and to the upper deck, currently home to a hot tub with far reaching views.

### EN-SUITE BATHROOM

Suite comprising w/c with high level cistern wash hand basin with towel rail, free standing oval double ended bath with central taps, ceramic tiled floor and splashbacks, heated towel rail, rear facing double glazed sash window, extractor fan.

### DRESSING ROOM

4.05m x 2.38m (13'3" x 7'10")

Fitted with a selection of wardrobes and shelving with an integrated dressing table. Door off to:-

### BEDROOM SIX / NURSERY

6.28m x 4.45m (20'7" x 14'7")

With side facing French doors onto a balcony and front facing double glazed sash window.

### BEDROOM TWO

7.16m x 5.95m (23'6" x 19'6")

A spacious double bedroom with front facing double glazed sash window, radiator.

### EN-SUITE BATHROOM

With suite comprising w/c with high level cistern, wash hand basin, claw foot bath, ceramic tiling to floor and splashbacks, inset ceiling spotlighting.

### BEDROOM THREE

Another double bedroom with two double glazed sash windows to the rear and one to the side, radiator.

### EN-SUITE SHOWER ROOM

Suite comprising w/c with high level cistern, wash hand basin, corner shower cubicle with rain shower and mixer attachment, ceramic tiling to floor and splashbacks, inset ceiling spotlighting.

### BEDROOM FOUR

5.51m x 3.81m (18'1" x 12'6")

This fourth bedroom is another good sized double room with side facing double glazed sash window and a radiator.

### EN-SUITE SHOWER ROOM

Suite comprising w/c with high level cistern, wash hand basin, walk-in shower, tiling to splashbacks and flooring, inset ceiling spotlighting.

### BEDROOM FIVE

4.99m x 3.16m (16'4" x 10'4")

Another good sized room with front facing double glazed sash window, radiator.

### EN-SUITE SHOWER ROOM

Suite comprising w/c with high level cistern, wash hand basin, walk-in shower, tiling to floor and splashbacks, inset ceiling spotlighting.





#### DETACHED BARN CONVERSION

Having been converted and finished to the highest standard, the barn conversion has two outdoor seating areas, a hot tub and its own multi-vehicle parking space. Internally the property has oil fired central heating with underfloor heating to the ground floor and is double glazed throughout. The extremely spacious accommodation is set over two floor with the main access via a fully double-glazed door enjoying panoramic views, allowing access into:

#### KITCHEN / DINING AREA

KITCHEN AREA: 3.75m x 2.73m / DINING AREA: 3.75m x 4.27m

With fitted carpet, open plan staircase to the first floor with storage beneath, division to food preparation area which has a number of base units with roll edge work surfaces, oven, hob, stainless steel sink unit and dishwasher. There is a rear facing double glazed window. Access off this area at either side to the following:

#### SITTING ROOM

9.53m x 7.00m (31'3" x 23'0")

A vast triple aspect reception room with double glazed windows to front, rear and side with an additional set of side facing bi-fold doors. Fitted carpet throughout.

#### GROUND FLOOR BEDROOM ONE

8.65m x 7.00m (28'5" x 23'0")

An extremely large bedroom with fitted carpet, two front facing double glazed windows enjoying far reaching views, side facing bi-fold doors leading to a pergola covered seating area.

#### EN-SUITE SHOWER ROOM

Finished to the highest standard with ceramic tiling to floor and splashbacks, pedestal wash hand basin, double shower enclosure with monsoon and mixer shower over, low level w/c.

To the first floor:

Fitted carpet to stairs and landing, front and rear facing Velux windows, radiator. Access off to:

#### BEDROOM TWO

8.73m x 5.32m (28'8" x 17'5")

A spacious bedroom that can easily accommodate two super king-sized beds, fitted carpet, two rear and one front facing Velux windows and a window with seating enjoying the views. Access to:

#### DRESSING AREA

With carpet, radiator, mirrored panel to one wall, hanging rails.

#### EN-SUITE SHOWER ROOM

Beautifully presented with ceramic w/c and pedestal wash hand basin, double shower enclosure with mixer and monsoon showers over, ceramic tiling to floor and splashbacks, chrome towel radiator, Velux window and extractor fan.

#### BEDROOM THREE

8.20m x 5.32m (26'11" x 17'5")

A third spacious room accommodating two large double beds, fitted carpet, side and front facing double glazed windows with seating to enjoy the views, three radiators.

#### EN-SUITE SHOWER ROOM

Comprising pedestal wash hand basin, w/c, double shower enclosure with mixer and monsoon showers over, tiling to floor and splashbacks, front facing Velux window, extractor fan.





# Step outside

## Woodwards Farm

Approaching Woodward's farm, powered wrought iron gates allow access to the shared driveway where you are greeted by panoramic views to the left which certainly have the 'Wow' factor. The winding driveway leads gently down towards the main residence with the majority of the extensive grounds set back on your right. As you arrive at the lower section of the drive, there is a small paddock accommodating two shepherd huts with hot tubs - ideal for short getaway breaks! A little further on you come to a detached barn which has been converted and finished to the highest standards throughout and could easily be used as a fully operational annex, home office or additional accommodation with all the facilities to hand.

Returning to the main residence, a parcel of land at the rear of the property and backing onto woodland has been sub-divided to accommodate three paddocks, a three bay stable block and storage area. At the far side of the home there is a low maintenance BBQ area with fishpond and gates leading to a separate section having five dog kennels, a pig pen, owl enclosure and chicken coop.

Steps down at the front of the property allow access to a second garage, storage area with lawn and greenhouse. The main driveway of brick pavior has parking space for numerous vehicles and allows access to a large double garage which can also be accessed from inside the main residence.

### AGENT'S NOTE:

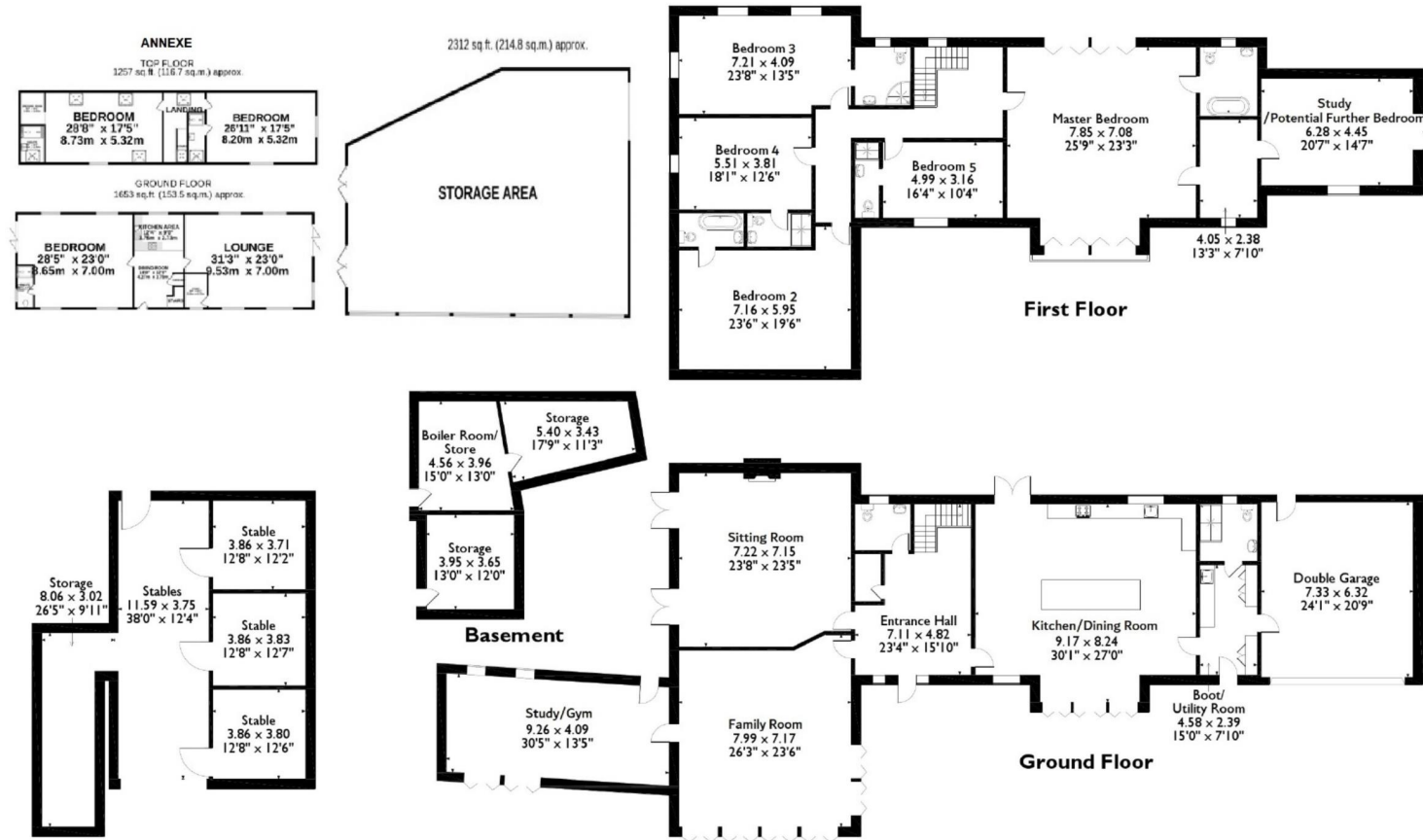
The vendors are happy to discuss with prospective purchaser's options to sell all or parts of the development at figures to be agreed. Please contact the office for further information.

### DIRECTIONS

Starting from the Coldra roundabout take the A48 towards Langstone on Chepstow Road. Turn left onto Catsash Road, carrying straight over the roundabout. Turn right onto the Old Roman Road and then second left onto Coedy-Caerau Lane and the driveway to Woodward's Farm is just before the first house on the left.



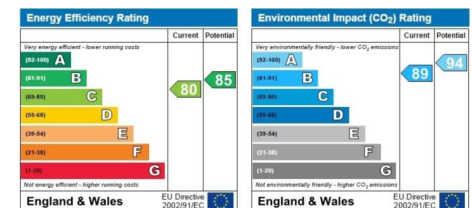
# Woodwards Farm, Coed Y Caerau Lane Kemeys Inferior, Newport, Newport



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP18 1JR | Tenure: Freehold | Tax Band: I | Authority: Newport | Heating: Ground source heat pumps | Drainage: Private

\*Internet speed according to the BT Availability Service using the postcode and landline  
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