



Cleddon House
Langstone Court Road | Langstone | Newport | NP18 2NE

FINE & COUNTRY



Step inside

Cleddon House

Offered with no onward chain is this delightful, three storey, four bedroomed semi-detached house originally utilised as a wing of Langstone Court.

This beautiful home offers deceptively spacious accommodation set out over three floors and comprises: - Entrance vestibule, cloakroom/utility, large kitchen/diner, sitting room, first floor lounge and principal bedroom with en-suite.

The second floor of the home offers three further bedrooms and a family bathroom. Cleddon House enjoys countryside views from the upper floors.

Langstone is set on the eastern edge of the city of Newport and is a very popular area due to its close proximity to the M4.

The village has its own successful primary school and there are number of excellent schools that service the catchment area.

The nearby Celtic Manor Resort offers extensive facilities including award winning restaurants, a spa, gym, aerial rope adventure course, driving range and three golf courses including the 2010 Ryder Cup course, there is a fourth course located in the nearby Caerleon.

Newport City centre offers a myriad of both local and national stores, and the surrounding towns are also home to a vast selection of local boutiques, restaurants and public houses.

Doorway allows access to:

ENTRANCE VESTIBULE

Front facing Georgian style window, radiator, staircase to first floor, slate flooring. Access off to:

CLOAKROOM / UTILITY

This room has slate flooring, solid wood work surface to one side incorporating a Belfast sink and integrated basket drawer space beneath, plumbing for washing machine, radiator, tiling to splashbacks, wall unit, w/c and coat hanging space.

KITCHEN / DINER

This beautiful room has a front facing Georgian style window with stone sill and wooden shutters, there is exposed stone walling to either side. Slate flooring throughout, ceiling downlighters and exposed ceiling beams. The kitchen section has fitted, cream coloured, French antique style wall and base units with quartz worktops and glass fronted wall cabinets. There is a 1.5 bowl ceramic sink with mixer tap, dresser unit with central space for an American style fridge and basket storage above. Tiling to splashbacks and recess to one wall with inset electric Rangemaster oven and solid wood beam above. The centre of the kitchen accommodates a large island/breakfast bar with quartz worktop, seating to one side with the opposite side having fitted drawers and central wine chiller. The room also has an antique style radiator and rear facing half glazed stable door. Open plan walk through access adjoins:



SITTING ROOM

A lovely light and airy reception room with solid wood flooring, two radiators, front and rear facing Georgian style windows and side facing French doors, corner fire place with inset log burner, slate hearth and wooden mantle over.

Stairs to FIRST FLOOR

Fitted carpet to stairs and first floor landing, radiator, rear facing window, store cupboard and staircase to second floor. Access off first floor landing to:

LOUNGE

A magnificent room for relaxing with beautiful countryside views to the front elevation, fitted carpet, front and rear facing windows, two radiators, feature fireplace with wooden beam over and inset log burner sitting on a slate hearth with store cupboards to one side.

Access off to:

PRINCIPAL BEDROOM

A lovely double room with front and side facing windows enjoying the aforementioned views. Fitted carpet, two built in wardrobes.

EN-SUITE BATHROOM

Oval bath with side screen, mixer tap and shower over, tiling to floor and splashbacks, pedestal wash hand basin, w/c, chrome towel radiator and rear facing window.

To the SECOND FLOOR

Carpeted staircase to landing area with access off to:





BEDROOM TWO

White wood effect laminate flooring, front facing window enjoying views, radiator and built in wardrobes.



BEDROOM THREE

A double room currently utilised as a music room with white wood effect laminate flooring, radiator and side facing window.

BEDROOM FOUR

A single room with side facing window, fitted carpet, radiator and built in wardrobe.



FAMILY BATHROOM

White suite comprising: w/c, pedestal wash hand basin, shower enclosure with rain and mixer showers over, bath with mixer tap and shower over, ceramic tiling to floor and splashbacks, ceiling skylight and chrome towel radiator.





Step outside

Cleddon House

Approached via a shared lane with a powered five bar gate allowing access off to a large gravelled hard standing with parking space for a number of vehicles.

To one side is a large, detached double car port with pitched roof, power and lighting and an adjoining double doored lock-up. The main gardens to front and side are laid to lawn with raised deck to one side.

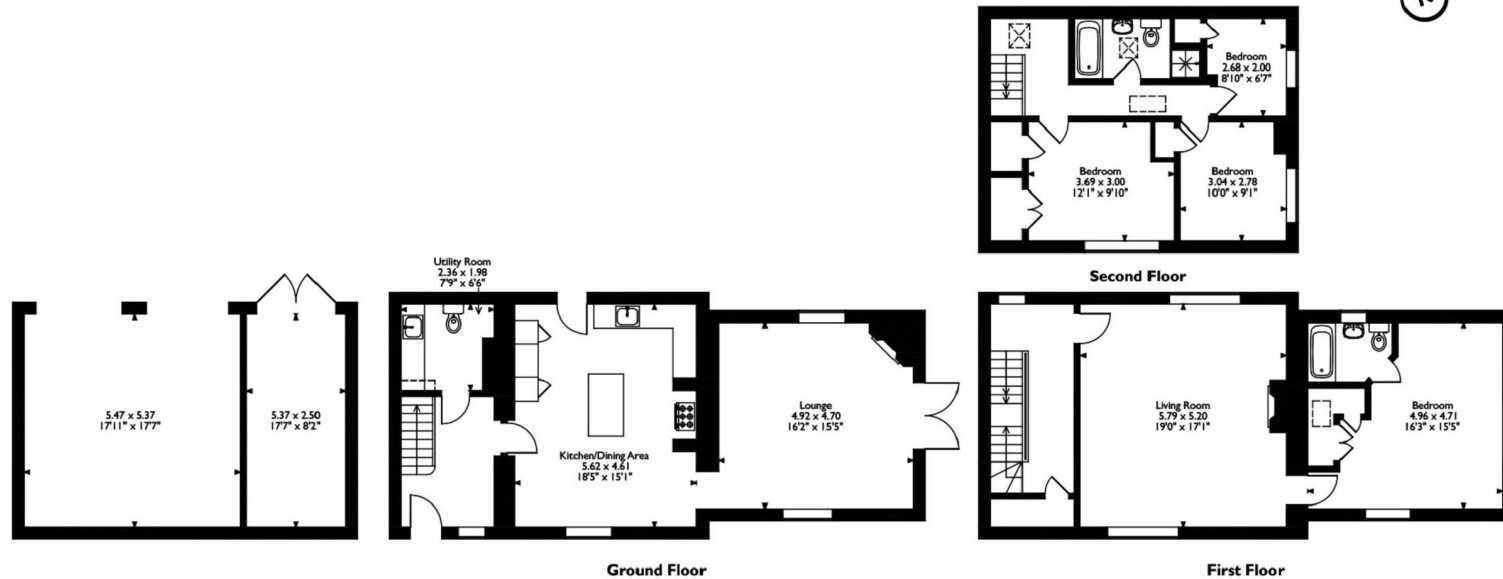
A gravelled path leads to front access, there are mature shrubs and trees and a flagstone patio and at the rear of the property is a gravelled yard with chicken coop and coal store the oil storage tank is also housed in this area.

DIRECTIONS

From Junction 24 (The Coldra roundabout) take the A48 signposted for Caerwent and Penhow, at the next roundabout continue straight ahead. After approximately ½ a mile turn right onto Langstone Court Road, continue along this road passing under the M4 motorway and taking the left hand turn as you approach the brow of the hill, Cleddon House can be found a short distance along on the left hand side.



Approximate Gross Internal Area
 Main House = 178 Sq M/1916 Sq Ft
 Garage/Outbuilding = 44 Sq M/474 Sq Ft
 Total = 222 Sq M/2390 Sq Ft



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 2NE | Tenure: Freehold | Tax Band: F | Authority: Newport | Heating: Oil | Drainage: Mains



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