



Hartland Cottage
Church Road | St Brides | Newport | NP10 8SQ



Step inside

Hartland Cottage

Offers over £750,000

Nestled within a gated development of only four residences, Hartland Cottage stands as a beacon of modern cottage charm in the semi-rural hamlet of St. Brides. Offering a serene countryside lifestyle without compromising on convenience, this four-bedroom haven is a testament to luxury living.

Situated amidst the picturesque scenery, Hartland Cottage presents an idyllic retreat while being seamlessly connected to essential amenities and major roadways. Within a short distance, residents can access local schools, supermarkets, pubs, national trust parks, golf courses, horse riding schools, farm parks, and much more. Effortless connections to the A48 and M4, along with Newport train station approximately 15 minutes away, ensure easy commuting to Bristol and London.

Approaching Hartland Cottage, you're greeted by the quaint St Brides Church on your left and the imposing electronic gates with intercom entry. Beyond the gates lies a sweeping pathway, thoughtfully designed with ample space and safety in mind. Parking is conveniently available both at the front and side of the property, accommodating up to four additional vehicles, along with an integral garage.

Stepping inside, you're enveloped in a contemporary cottage ambiance. The tiled hallway leads to the main sitting room, featuring a striking stone fireplace and abundant natural light streaming in from its double aspect outlook. A glass staircase adds a touch of sophistication, while the nearby downstairs wc ensures practicality.

The kitchen/dining room serves as the focal point of family gatherings, boasting ample storage, integrated appliances, and a generous island/breakfast bar. A unique glass window feature accentuates the space, offering a seamless connection to the hallway and staircase. Two sets of expansive bi-fold doors open onto the private rear garden, facilitating effortless indoor-outdoor living ideal for summer BBQs and gatherings. Double doors provide access to the main living room, enhancing the flow of the home.

Additional rooms on the ground floor offer versatility to suit various needs, whether utilized as bedrooms, playrooms, home offices, or gyms. The possibilities are endless, catering to the diverse lifestyle preferences of residents. From here there is also access to the integral garage.

Ascending to the first floor, four spacious double bedrooms await, each boasting its own en-suite shower room. Whether unwinding in privacy or hosting guests, these luxurious retreats offer comfort and serenity.

The expansive rear garden, adorned with patio and lawn, offers a secluded haven with no neighbours behind, ensuring utmost privacy. Adjoining the garden is an additional small field, extending the sense of space and peacefulness.

In conclusion, Hartland Cottage epitomizes the perfect family abode, offering a harmonious blend of privacy, safety, and modern convenience. With ample outdoor space for children to play and entertain, this residence is a sanctuary where cherished memories are made amidst the beauty of St Brides.

DIRECTIONS

What3words: ///pushed.cashier.adjuster



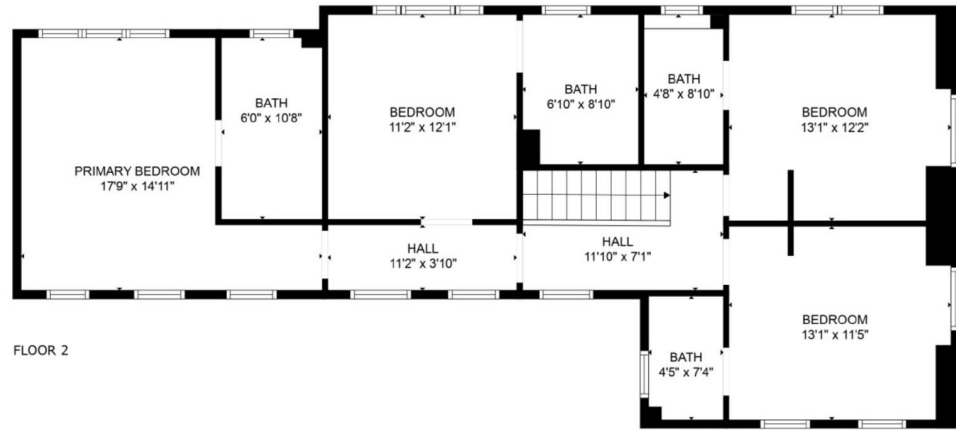




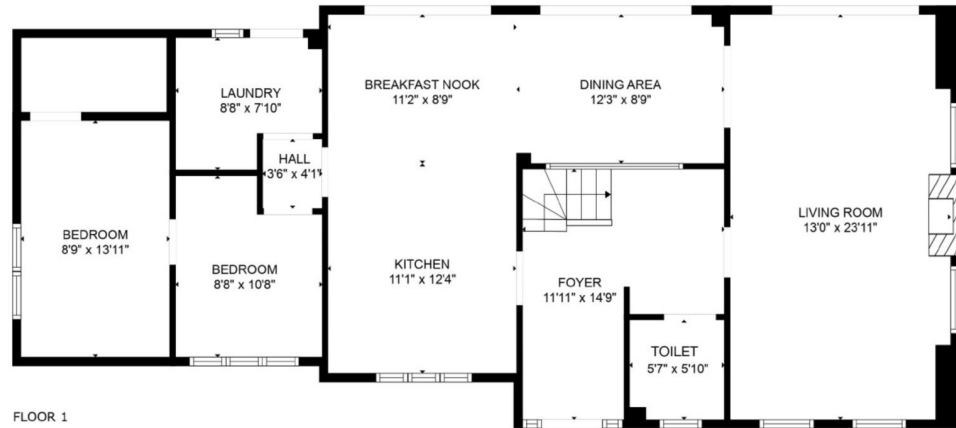
Step outside

Hartland Cottage





FLOOR 2



FLOOR 1

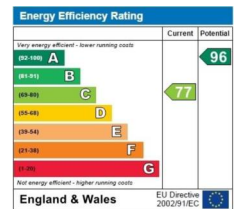
TOTAL: 2145 sq. ft
 FLOOR 1: 1137 sq. ft, FLOOR 2: 1008 sq. ft
 EXCLUDED AREAS: FIREPLACE: 10 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Postcode: NP10 8SQ | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Ground source heat pumps | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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