



Court House
Whitson | Newport | NP18 2AY

FINE & COUNTRY



Step inside

Court House

Nestled behind mature trees and hedges is this visually stunning, detached period property called Court House, located on the edge of the small village of Whitson.

The much-loved, character-packed home is ideally placed to enjoy the rolling rural landscape that surrounds the house.

Wander down to the river bank of the Severn Estuary to admire sweeping views to the Severn Bridge as the sun sets over the water. Feel immersed in nature, creating lifelong memories exploring the Newport Wetlands National Nature Reserve.

Ramble for a few miles to come across Goldcliff Lagoons, where dedicated hides and viewing platforms have been created to watch a myriad of migrating birds visit this truly special area of mud, sand and saltmarsh.

The charming family home, called Court House, also offers a fantastic location to access surrounding cities and towns, being only seven miles from Newport for work, amenities, facilities, schools and colleges, social and sporting opportunities, plus a UK mainline train station.

The property is also close to the A4810 which has direct access to the M4 and takes Court House to a higher level of commutability, with Cardiff and Bristol also easy to reach. The village of Whitson can offer a charming historic church and the nearest pub is a short walk along country lanes to The Farmers Arms at Goldcliff.

But back at the house it's easy to enjoy all that this period property has to offer including a large front garden perfect for socialising and a sun-drenched rear courtyard that is a private place to host summer BBQs and late night parties.

Inside, the handsome, three-storey family home boasts room after room of charming period character including exposed beams and stone walls and a range of stunning fireplaces, including an inglenook in the main lounge.

The house has three versatile reception rooms that are all captivating spaces, a kitchen diner, utility room and cloakroom on the ground floor. Sprawling over the two upper floors are six double bedrooms that are all unique in shape and character and offer rural views.

Three of the bedrooms have an ensuite, plus there's a family bathroom, and they all effortlessly ooze luxury, including two with roll-top baths.

In the rear garden there's a bonus detached two-bed annexe offering more charming spaces to enjoy either as a multi-generational home or a holiday let, subject to planning consent.

Step Inside:

Step inside this handsome, three-storey home, after having been impressed at its charming and visually engaging period facade, and you will be thrilled to find that the delightful character continues inside.

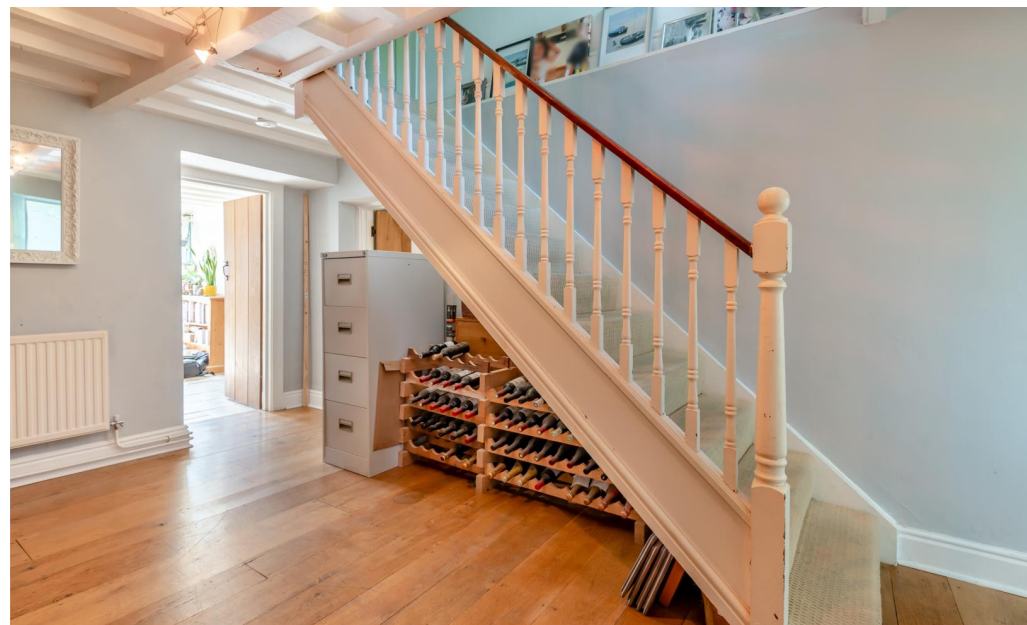
The central hallway greets you with an enchanting mix of white-washed ceiling beams and natural materials flooded in light and decorated in soft tones. Into the main sitting room and it's a space that instantly hugs you with a cosy ambience created by the gorgeous exposed stone inglenook fireplace that is home to a log burner, easily inviting family or friends to sink into squishy sofas and enjoy spending time together.

The dual aspect windows ensure that garden views are a constant member of the group and the white-washed ceiling beams and wall panelling effortlessly add period charm, reminding any visitor of the period vintage of this lovely home.

There's character from the past to delight you in every space but also the addition of modern facilities to ensure the property, called Court House, is a happy home from the past that's a wonderful family home for the present and future, and this is superbly illustrated in the kitchen diner.

The well-equipped kitchen is hiding multiple appliances within its classic Shaker-style units as well as oodles of storage and preparation space on its black quartz worktops. The cook will be happy with the space and equipment on offer but also the chance for company thanks to the addition of a farmhouse table and chairs, where weekday breakfasts are consumed in a rush but lazy weekend brunches are more relaxed.

The kitchen has a door out to the sunny courtyard rear garden as well as a set of double doors to a more formal dining space. Gathering together for a meal within this delightful room would be a happy and memorable experience, cocooned in tactile, exposed stone walls.



The sizeable space can easily seat eight people and is also a versatile room - currently doubling up as a music room but it could easily be home to a second lounge or welcome an even bigger table.

Off the kitchen is a handy utility space and cloakroom, then wandering to the front of the house reveals a third reception room with a beautiful wooden fireplace surround framing a large log burner.

Another versatile space, this room is currently being used as a games room but can offer a variety of functions, from a charming home office to make colleagues jealous to a home cinema, from a ground floor bedroom to even a gym.

Climbing the period staircase reveals there are six bedrooms over two storeys waiting to impress you, each with their own unique garden view plus a mix of exposed and white-washed ceiling beams.

The top floor bedrooms will mesmerise, where ceilings soar up into the loft area and the roof rafters are the visual star of the show, joined by tactile exposed stone walls in some spaces. Each bedroom is an enchanting and charming space that promotes restful relaxation cocooned in character.

The principal bedroom is a stunner with a walk-in wardrobe and luxurious en-suite with white roll top bath. It's a sanctuary that exudes peace, a quiet slumber space that wraps you up in a calm ambience.

There are a further two bedrooms that boast luxury en-suites and in the family bathroom the stand out feature is the purple roll-top bath located under a roof window, so you can wash a stressful day away under the stars.

But the property tour isn't over, because out in the rear garden is a charming detached annexe where there's oodles of character to be found too, especially on the top floor where the two double bedrooms both boast white-washed stone walls and chunky exposed beams.

On the ground floor there's an open-plan kitchen diner with a feature fireplace and a separate workshop with potential to create a third bedroom, with the bathroom found on the first floor.

The annexe is potentially as flexible as the main house, offering a separate home to facilitate multi-generational living at the site as well as being rented out long-term or as a holiday let, subject to planning consent.







Step outside

Court House

Step outside into the rear garden of this delightful period house and a sun-drenched, private flagstone courtyard greets you, offering a spacious terrace shared with the pretty two-bed annexe where alfresco dining, garden parties and summer BBQs are easily hosted within this charming outside area.

From relaxing on a lounge in perfect peace with a book to inviting friends and family round to gather on a garden sofa and chat the day, and maybe even the night, away creates wonderful memories that last a lifetime.

There's a lawn area to one side of the courtyard adding to the greenery provided by mature trees, shrubs and pots of plants but the main lawn that can offer space for children and dogs to run and play is at the front of the house.

Surrounded by high hedges and mature trees, and absorbing, panoramic views across the rural landscape, the front garden is a perfect playground, offering space for children's play and games equipment as well as a patio area for adults to relax and watch the fun before, inevitably, being persuaded to join in.

There's a shed and a vegetable patch already established to support ambitions of growing produce, as well as ample parking at the end of the driveway for the owners' vehicles as well as guests.

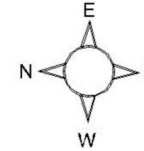
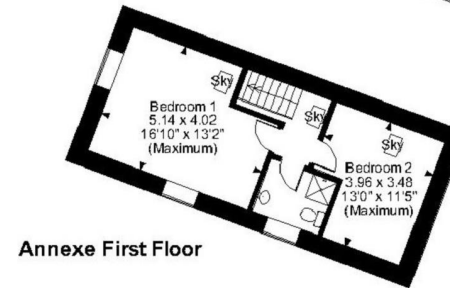
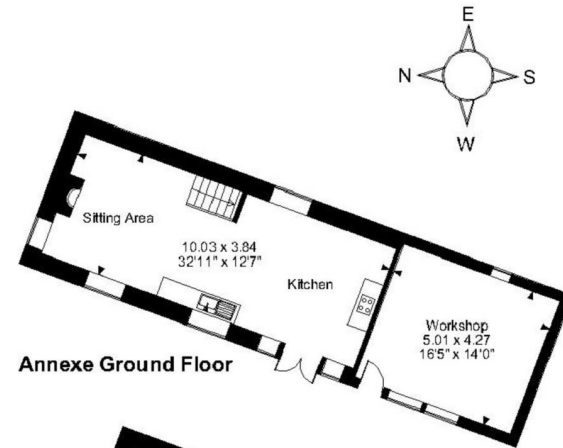
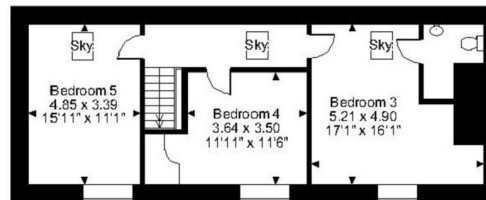
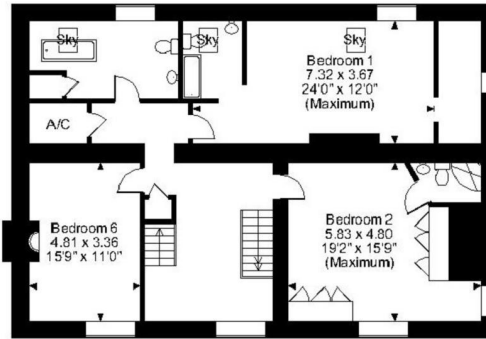
As well as a social space, it's a garden for quieter moments too from sun-dappled morning coffee accompanied by a birdsong soundtrack before a busy day begins to relaxing with an evening drink under a star-filled night sky.

DIRECTIONS

What3words: ///shredder.driven.latitudes



Approximate Gross Internal Area
 Main House = 3443 Sq Ft/320 Sq M
 Workshop = 231 Sq Ft/21 Sq M
 Annexe = 829 Sq Ft/77 Sq M
 Total = 4503 Sq Ft/418 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

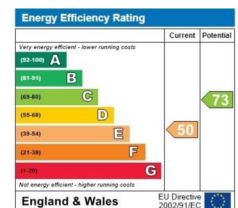
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Postcode: NP18 2AY | Tenure: Freehold | Tax Band: H | Authority: Newport | Heating: LPG | Drainage: Private



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