



Cwrt Y Mwnws Cottage
Ridgeway | Newport | NP20 5EL

Cwrt-Y-Mwnws Cottage

Commanding outstanding, far-reaching views over the south Wales countryside towards Machen Mountain, Twmbarlwm and the Gwent Ridgeway, Cwrt-y-Mwnws Cottage is a substantial, multi-generational family home in a best-of-all-worlds setting.

In an elevated, rural location off a country lane, this characterful and historic property is in Allt-yr-Yn, on the outskirts of Newport in south east Wales, a desirable, rural neighbourhood, dubbed 'Little Switzerland'. The house offers plenty of space for dual-family living, with up to seven first-floor bedrooms and a self-contained, one-bedroom ground-floor annexe. It is well located for commuting, with quick and easy access to Newport city centre and the M4 motorway, whilst for those working full- or part-time from home, there are plenty of home-office options - currently two of the bedrooms are used for this purpose.

Cwrt-y-Mwnws Cottage stands in around 2/3 acre of attractive gardens which include a paved terrace wrapping around the rear and side of the property, designed to take full advantage of the superb outlook. The gardens also include a detached wooden chalet that has been used as both second-generation living and guest accommodation by the current owners.

Accessed from the highly sought-after Ridgeway suburb of Newport, the cottage is perfectly located for those who seek rural solitude within easy reach of urban amenities. It is an ideal location for keen walkers, with the Allt-yr-Yn Nature Reserve on the doorstep and close to the Sirhowy Valley Walk and the historic Monmouthshire and Brecon Canal. At the top of the property's lane is a popular viewpoint known for the panoramic views that have earned the area its alpine nickname.



WELCOME TO THE
COTTAGE

STEP INSIDE

Cwrt-Y-Mwnws Cottage

Cwrt-y-Mwnws Cottage owes its striking, four-gabled facade to the fact that it was formerly two 16th century workers' cottages, combined into one in the 1950s and later extended. The current owners bought the property more than 30 years ago, sympathetically renovating, altering and upgrading it over the intervening years. It retains a host of lovely historic features, including exposed beams, open fireplaces, a coffin hatch above the main entrance and charming bedrooms with exposed roof timbers.

The lovingly maintained property now benefits from double glazing, and the roof was retiled some three years ago. The property also has the benefit of both solar PV and solar thermal panels. It offers spacious accommodation, ideal for large families, for multi-generational use and/or for those who love to entertain. It offers up to seven first-floor bedrooms and an integral, one bedroom ground-floor annexe, which has its own front door. This flexible, additional accommodation can be used independently, or could be reincorporated into the main house depending on need.

The cottage-style property is entered through a front door, set centrally in the attractive facade. This leads to a small entrance hallway, from which a door leads through to the stunning, formal dining room, which has a beamed ceiling and features an unusual stone-built fireplace, with an old oak mantel over and recesses either side of the chimney breast. There is a stairway leading up from one side of the fireplace, and a door the other side of the room opens to the kitchen/dining room, a generous, open-plan family living area with exposed beams, plenty of kitchen storage and space for a dining table in front of a stone-built open fireplace, which houses a wood-burning stove.





A door from the kitchen leads through to an inner hallway, from which a further staircase leads up to the first floor. The hallway also gives access to the annexe, which incorporates a bedroom with built-in wardrobes, a small kitchen, a shower room and a living room with a large window framing the wonderful views from the back of the property. Off the living room, there is a private entrance hallway to the annexe, with a door opening to the side of the property.

From the formal dining room, French doors open to an elegant living room, which has a feature fireplace with a wood-burning stove. This lovely, large, light and airy room sits at the rear of the property and has bifold doors to a large, paved terrace which stretches along the back and side of the property. A wonderful outdoor space for relaxing and entertaining, the terrace enjoys the most spectacular, long-distance views over the south Wales countryside taking in the Ynys-y-fro reservoir in the foreground and extending to Machen Mountain, the Gwent Ridgeway and Twmbarlwm hill, topped by an Iron Age hillfort, behind which the sun sets.

Accessed from the side of the dining room, there is a useful utility/laundry room with a ground-floor cloakroom off and a door through to an inner hallway leading to a workshop and the integrated garage.

Upstairs the seven first-floor bedrooms include the main bedroom, flooded with natural light from a large window overlooking the back of the house, framing the superb views. The bedroom benefits from a range of built-in wardrobes and a spacious ensuite with a bath and a separate walk-in shower. Further, charming cottage-style bedrooms feature age-worn exposed ceiling timbers and traditional style built-in wardrobes with painted ledge and brace doors. Two of the bedrooms are currently used as home offices and feature built-in furniture.

There is a family bathroom overlooking the small orchard, which has a bath with an over-bath shower attachment. The bedrooms overlooking the back of the house enjoy the stunning long-distance views, whilst those at the front look out over the surrounding countryside.









A brown upholstered armchair with wooden legs, positioned in the corner of the room near the window.

A window with a white frame, partially covered by yellow and blue patterned curtains with a blue ruffled valance.

A bed with a yellow and blue patterned duvet, a blue skirt, and several pillows. The bed is positioned against a wall with a window and a wooden wardrobe.

A wooden wardrobe with a single door and a handle, located behind the bed.

A large wooden wardrobe with two doors and handles, located on the right side of the room.

A wooden nightstand with two drawers and a lamp on top, located next to the bed.

A yellow lamp with a white shade, placed on the nightstand.



STEP OUTSIDE

Cwrt Y Mwnws Cottage

A sweeping tarmac driveway leads from a country lane to the front of the property, where there is ample parking in front of the integrated garage.

The house sits in a plot of some two thirds of an acre, which includes a manicured front lawn and a paved terrace which wraps around the side and rear of the property, taking in the views.

The well-maintained grounds include mature shrubs, a magnificent magnolia tree, some flowering cherry trees, a small mixed orchard, a fruit growing area and a former vegetable patch which could easily be reinstated.

There is a freestanding wooden chalet which the current owners have used both as second-generation living and as guest accommodation.



DIRECTIONS

What3words [///help.spoke.fees](https://www.what3words.com/)





SELLER INSIGHT



"Cwrt-y-Mwnws Cottage has been our cherished home since 1992. The oldest part of the property dates back to the 16th century when it originally comprised two cottages on the Tredegar estate. Throughout our time here, we have lovingly renovated, remodelled, and extended the cottage. The ground floor was meticulously stripped back to reveal the original stone walls, which we treated with damp-proofing and tanking to protect against moisture ingress. The entire house was rewired and replumbed.

What initially drew us to this home were its unique character and historical features, its idyllic location offering fantastic views and lovely surroundings, ample space for our children to play, and its convenient proximity to Newport city centre and the M4 motorway - all while being nestled in a serene country setting. It truly offered the best of all worlds.

Inside, some of our favourite features include a spacious kitchen with ample storage, numerous built-in cupboards throughout the house, and charming period details such as beams, fireplaces, and the distinctive coffin hatch above the main entrance. There is also generous space in the side entrance for coats and shoes. We particularly enjoy our large master bedroom, complete with a generous en-suite bathroom. I have a special fondness for my garage workshop.

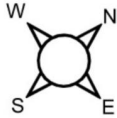
The property is perfect for entertaining, with its expansive kitchen and additional small kitchen, a large dining room, and a choice of two sitting rooms. The outdoor patio and large garden have been wonderful venues for hosting gatherings.

The views from all the rooms at the back of the house are breath-taking, overlooking fields and hills, with Twmbarlwm as the highest point and Ynys-y-Fro reservoir providing a captivating focal point. The front of the house offers views of trees and fields, where sheep and horses graze, leading up to the top of Ridgeway.

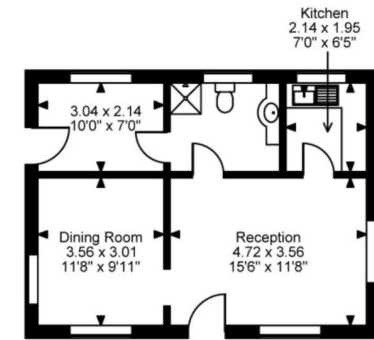
The garden is adorned with a decorative wall at the front and boasts a magnificent magnolia tree that blooms in March, cherry blossom trees that flower in April and May, and an orchard with apple, pear, plum, and cherry trees. We also have a fruit garden with summer and autumn fruiting raspberry canes, strawberries, blackcurrants, redcurrants, white currants, and gooseberry bushes. The patio at the back overlooks the lake and hills, where we often sit in the summer to entertain guests. There is also a large lawn, perfect for family games.

We have been fortunate to have good local schools nearby, including Newport's only independent school just a 10-minute drive away. A newsagent and general store, two hairdressers, and a pub/bistro are conveniently located at the bottom of Ridgeway Avenue, just half a mile away. The house is ideally situated near the Sirhowy Valley Walk, offering immediate access to woodland walks, the Allt-yr-Yn Nature Reserve, and the Fourteen Locks visitor centre.

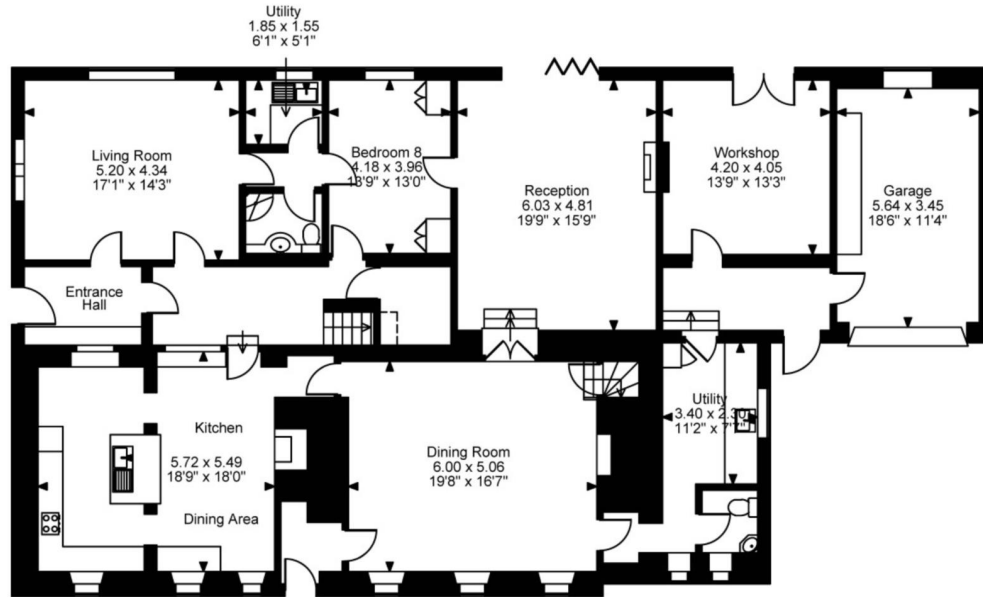




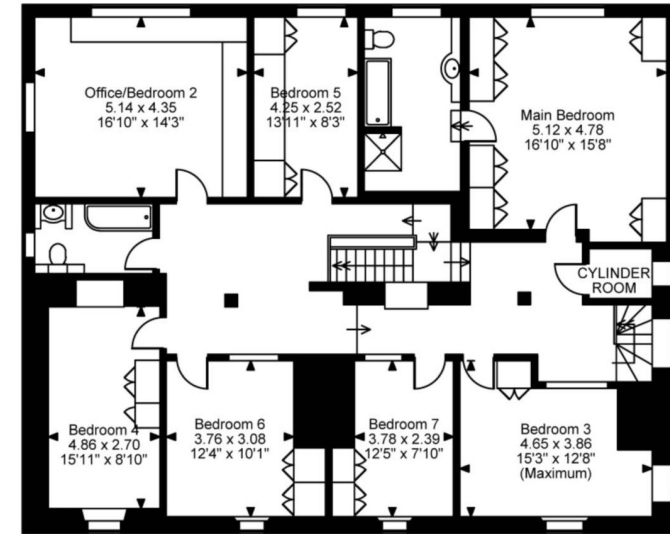
Cwrt-y-Mwnws Cottage Allt-yr-Yn, Newport, Gwent
Approximate Gross Internal Area
Main House = 4243 Sq Ft/394 Sq M
Garage = 209 Sq Ft/19 Sq M
Outbuilding = 500 Sq Ft/46 Sq M
Total = 4952 Sq Ft/459 Sq M



Annexe



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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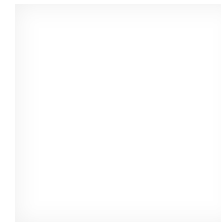
Postcode: NP20 5EL | Tenure: Freehold | Tax Band: H | Authority: Newport | Heating: Oil | Drainage: TBC

Scan the QR code for more information about this property:

Important notes: 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91	84	85
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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