



Croesllanfro Farm  
Rogerstone | Newport | NP10 9GP



# STEP INSIDE

## Croesllanfro Farm

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As you step through the charming farmhouse front door, you're instantly welcomed by a sense of warmth and character the hallway sets the tone, offering a gentle introduction to the thoughtfully arranged spaces beyond. From here, the home unfolds into a beautiful blend of elegance and comfort. Including a formal living room, a spacious dining room and a cosy drawing room all echoing the home's period heritage. Original fireplaces and feature architraves provide charm and character at every turn. The kitchen has been sympathetically upgraded while retaining traditional character, with adjoining informal breakfast/dining space. A beautiful conservatory draws in natural light and opens onto the fantastic landscaped gardens. The first floor houses four well-proportioned bedrooms, served by two bathrooms.











## SELLER INSIGHT

“When we first laid eyes on Croesllanfro Farm in 1976, it had not been lived in since the mid-1800s,” say the current owners. “The roof had collapsed, trees were growing through windows, and even the neighbours suggested we tear it down. But something in its bones spoke to us, and we could not walk away. So, we took the house down to the first-floor joists, added a new top and a sympathetic extension, and slowly breathed life back into this forgotten Welsh longhouse. Our first winter here, we lived in the old stables until one-third of the house was habitable by December 1977.”

“In the years since, we have raised three children and built a life full of warmth, creativity, and joy here,” the owners continue. “The central room of the house, originally used for animals, became the heart of our home. In summer, we would throw open the French doors to the conservatory and out into the garden, perfect for hosting parties where guests could move seamlessly between kitchen, lounge, and patio. In winter, the lounge became our cosy dining room, tucked in against the thick stone walls.”

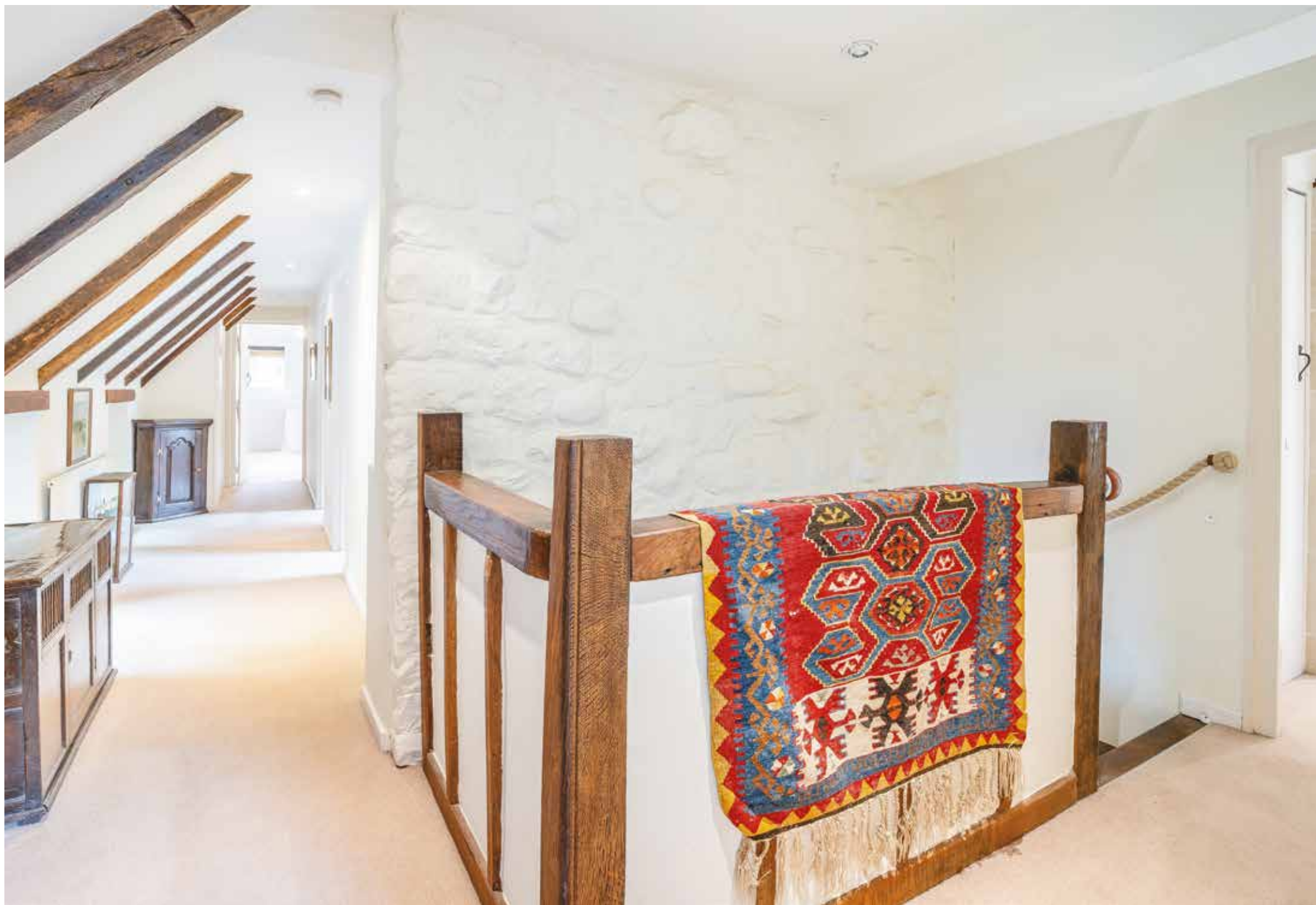
The outside space is exquisite too, thanks to the owner’s garden design credentials. “I have spent over 25 years shaping the sloping land into a series of intimate, flower-filled spaces,” she says. “We opened the garden for charity every summer, and it has been a joy to watch it evolve. From deep crimson sanguisorbas to the golden daisy Rudbeckias and towering grasses, it is a colourful haven through every season. Surrounded by woodland, a golf course, and close to modern amenities, Croesllanfro feels like a world of its own. This house has given us a lifetime of memories, and now it is time for someone else to continue the story. We hope it brings the next owners as much joy as it has given us.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























# STEP OUTSIDE

## Croesllanfro Farm

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Externally, Croesllanfro Farm impresses with sweeping landscaped gardens, winding lawns and mature planting that offer privacy and visual delight. Off the main house, a separate studio provides versatile space ideal as a home office, art studio or guest accommodation while a charming folly and grotto add visual intrigue and leisure appeal. A gated driveway leads to a substantial double garage, offering both security and convenience. The garden layout creates natural zones for entertaining, quiet retreat or imaginative play. Situated on the grounds of the original farm, the plot benefits from a sense of rural space despite proximity to Newport and local facilities.

### Directions:

What3words

///bagels.record.developed

<https://w3w.co/bagels.record.developed>

### Area description

Situated in Rogerstone, a historic village in Newport with roots stretching back to Norman times and links to the Chartist movement. The location benefits from excellent commuter links, three local stations on the Ebbw Valley Railway (Rogerstone, Pye Corner) and quick access to the M4 motorway for journeys into Cardiff, Bristol and beyond. Surrounding amenities include the scenic Fourteen Locks Canal Centre, Mescoed Mawr Woods and local parks ideal for countryside walks. Within Catchment for highly regarded Bassaleg secondary School. An evolving neighbourhood, it combines suburban convenience with village charm, popular among families and professionals seeking quality and quiet.

**Agents note** - Please be advised that the vendors are currently seeking assistance with finalising the title plan for the property. This may involve clarification or amendment of boundaries or related title details. Further information will be provided as it becomes available.













# Croesllanfro Farm, Groes Road, Rogerstone, Newport, Gwent

Approximate Gross Internal Area

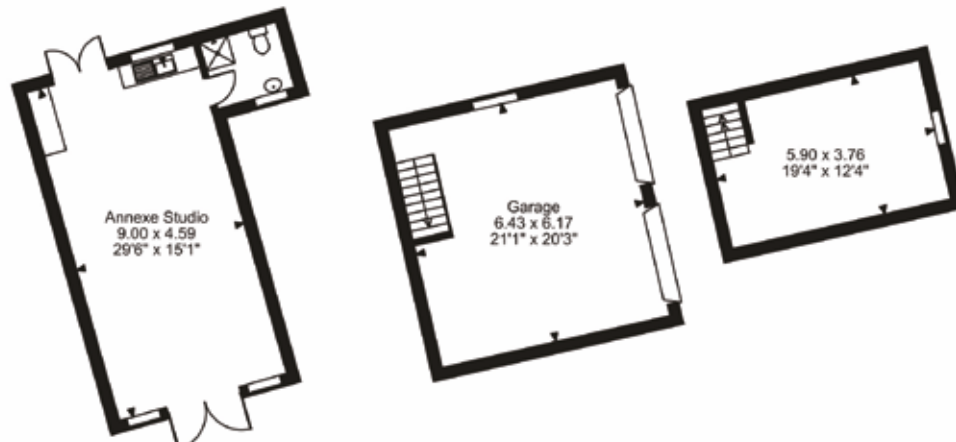
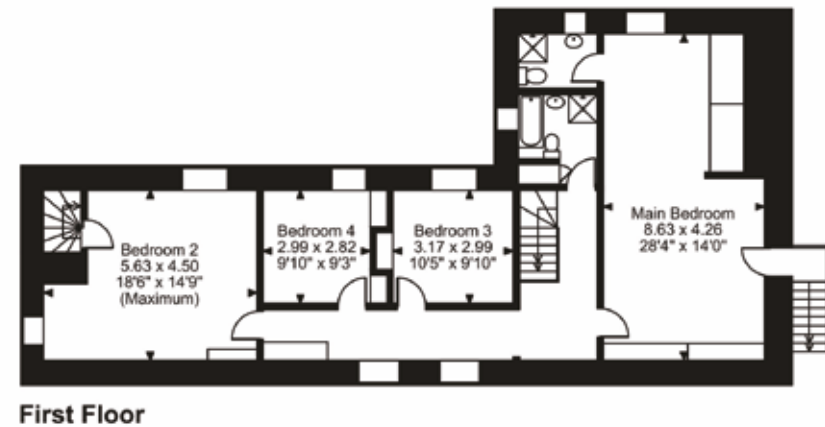
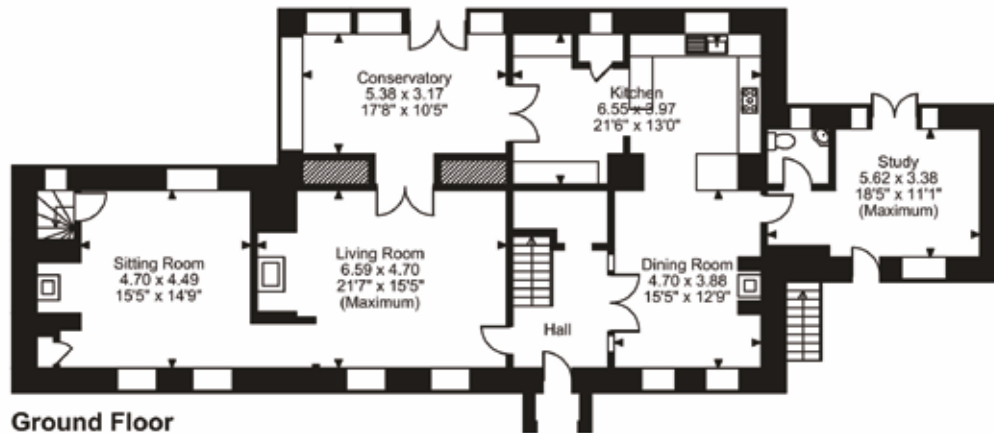
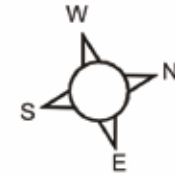
Main House = 2892 Sq Ft/269 Sq M

Garage = 651 Sq Ft/60 Sq M

Annexe = 488 Sq Ft/45 Sq M

Tower = 177 Sq Ft/16 Sq M

Total = 4208 Sq Ft/391 Sq M



Council Tax Band: F  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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