



Scotchwood
Cot Hill | Llanwern | Newport | Gwent | NP18 2DP

STEP INSIDE

Scotchwood

Stepping into Scotchwood, you are greeted by generous proportions and a sense of calm. A spacious lounge opens onto a veranda, where expansive views across the grounds invite you outdoors. The kitchen, centred around its traditional Rayburn stove, has long served as the heart of the home and offers a platform for modernisation. On the ground floor you'll find three bedrooms and a well-sized family bathroom, while the upper level delivers two further bedrooms, both with en-suite convenience. The décor could now offer scope for updating into a modern country residence.





SELLER INSIGHT

“ I grew up at Scotchwood, and it is hard to describe just how special this place is. My parents first discovered it by chance: my mother was out walking me in my pram when she wandered up the lane and came across the house. They were looking for somewhere to keep their bees — we had 26 hives in those early days — and to raise a family. Soon after that, Scotchwood became home.

At the top of a long, tree-lined drive, the house sits in quiet seclusion — an oasis of calm overlooking its 7.5 acres of gardens and parkland. Some of my earliest memories are of exploring the cool cellars, climbing trees, and feeling the sense of adventure only a child in the great outdoors can know. My father built the current house in the 1960s, pouring his heart and soul into every brick. Later, it was extended with additional bedrooms with en suites. The lounge remains a true showpiece, a vast, welcoming space (around 30 x 24 feet) that is perfect for entertaining, while the kitchen's blend of modern appliances and traditional Rayburn stove makes cooking and baking a dream. Indeed, Scotchwood has always been a place of warmth and welcome: a true family home.

We have hosted many gatherings here, from family Christmases to a recent birthday weekend with friends from London — there has always been plenty of room for everyone. The front verandah, which spans the width of the house, has recently been redecked, providing an idyllic spot for evening drinks as the sun sets over the oak and chestnut trees. The land itself is magical, including an orchard providing delicious apples and an ancient woodland walk that leads up into Scotchwood, home to rare British orchids. Wildlife thrives here, from rabbits to pheasants and sparrowhawks, and even koi in the garden pond.

Beyond the gates, the location could not be better. Scotchwood sits on the edge of the Wye Valley, an Area of Outstanding Natural Beauty, with easy access to the M4 and fast trains from Newport. Monmouth, Chepstow, and Usk are all within easy reach, offering excellent schools, shops, and golf courses, while both Bristol and Cardiff airports are under an hour away. This place has a wonderful balance of modern connectivity, with full fibreoptic broadband to the house, and countryside calm.*

* 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

Scotchwood

Beyond the walls of the house lies more than seven acres of enchanting parkland and ancient woodland mature trees, open meadows, orchard trees and a garden terrace combine to create a private sanctuary. The estate includes a substantial workshop, two barns, greenhouses, potting sheds and storage buildings. A long driveway meanders through trees to the home's elevated position, lending a sense of seclusion. The gardens, orchards and meadows are alive with wildlife and provide a richly textured landscape for both living and leisure. Whether you imagine creating a smallholding, equestrian facility, or simply an idyllic family environment, the land supports multiple possibilities. With land of this size and scope so close to Newport it really has the best of both seclusion and connectivity.

Area description

Llanwern lies on the eastern fringe of Newport, combining leafy tranquillity with direct access to major commuter routes. The area benefits from a strong countryside feel while also being within easy reach of the M4 motorway, Newport main line station and the amenities of the city. Locally, the estate neighbourhood offers green open space, and woodland walks yet is just a short drive from the retail parks of Spyttly and the leisure destination of the Celtic Manor Resort. With good schooling nearby and a community atmosphere, it strikes a balance of village calm and connectivity. Significant regeneration is underway in the broader ward, adding long-term appeal to the locale. For those seeking a rural lifestyle without isolation, this locality ticks many boxes.

Directions

What3words

[///cute.beyond.festivity](https://w3w.co/cute.beyond.festivity)

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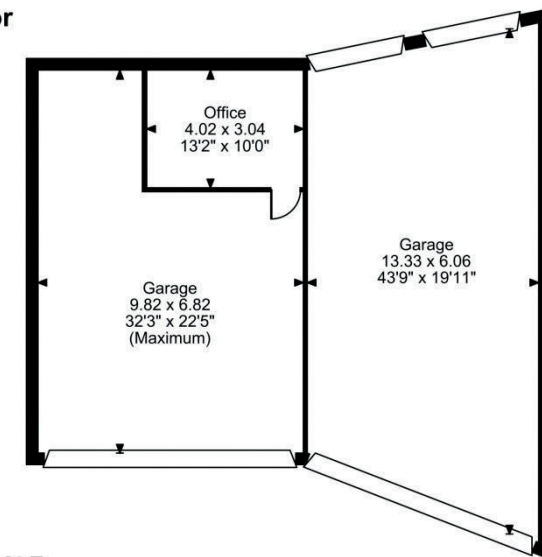
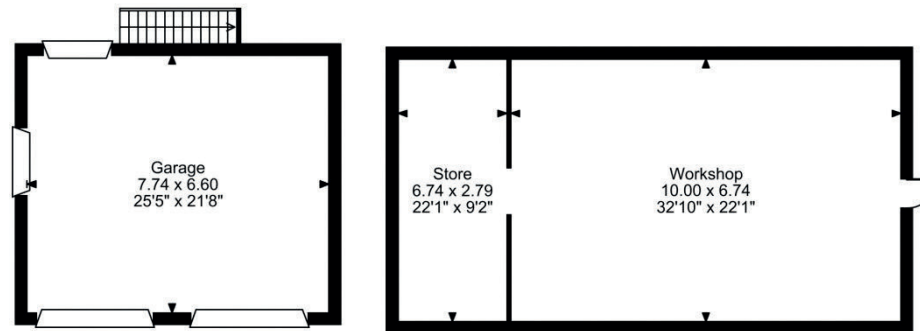
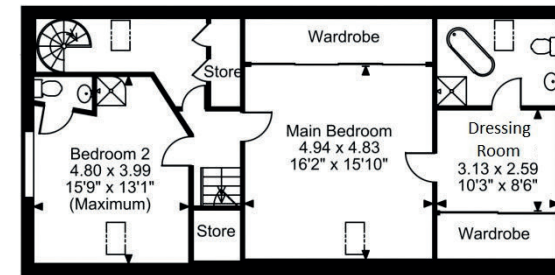
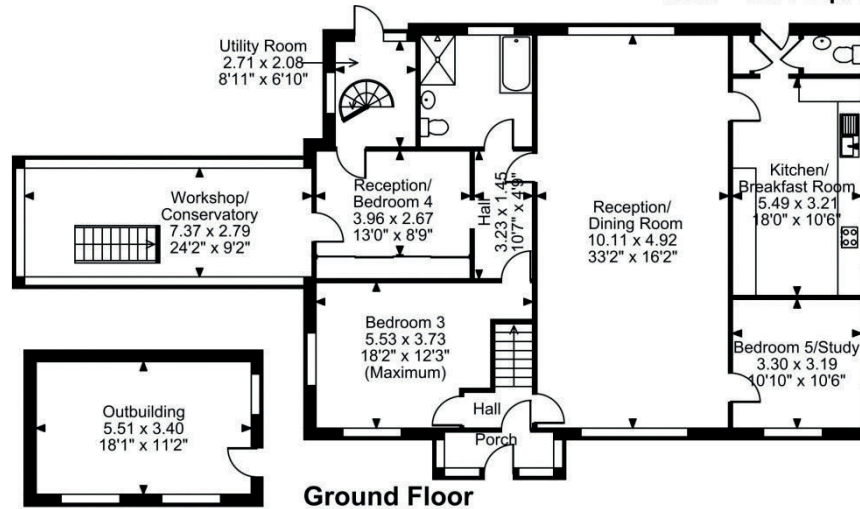
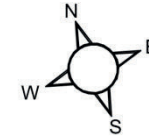
Approximate Gross Internal Area

Main House = 2653 Sq Ft/246 Sq M

Garage = 2019 Sq Ft/188 Sq M

Outbuilding = 1136 Sq Ft/106 Sq M

Total = 5808 Sq Ft/540 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents 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 are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: 14594236. Registered Office Address: 30 High Street, Chepstow, Gwent, Wales, NP16 5LJ. Printed



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