






ROSEDENE

Caerlicyn Lane, Langstone, Gwent, NP18 2JZ



SET BEHIND ELECTRONIC GATES AND OFFERING FAR REACHING RURAL VIEWS FROM ITS ELEVATED POSITION WEST OF WENTWOOD FOREST, THE LARGEST ANCIENT WOODLAND IN WALES, A COUPLE OF MILES EAST OF THE CELTIC MANOR RESORT, SITS THE WONDERFUL ROSEDENE.

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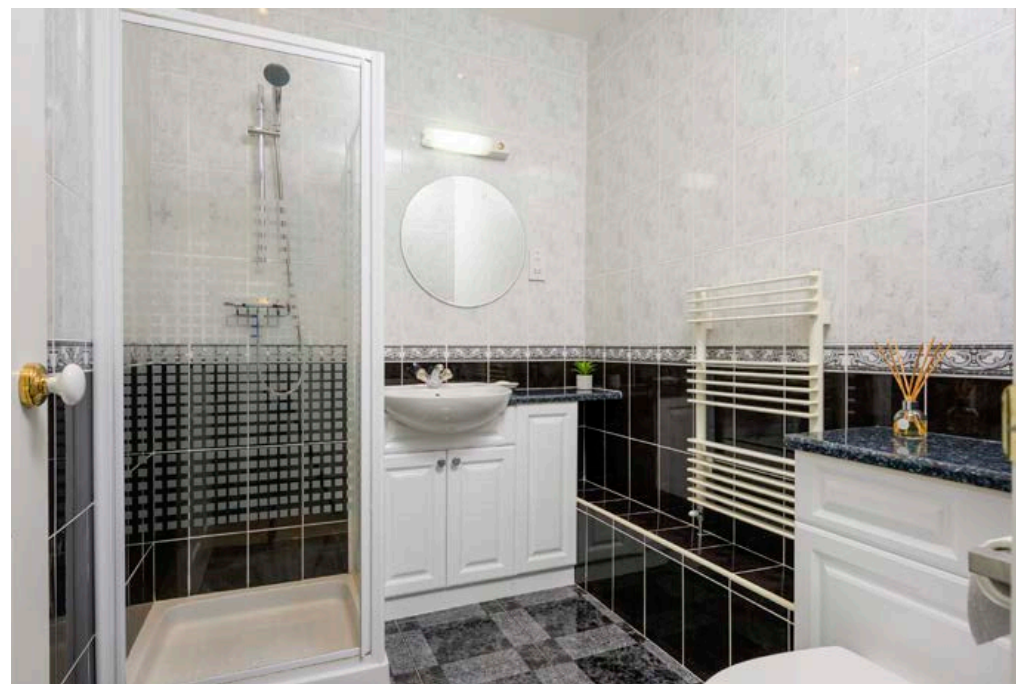
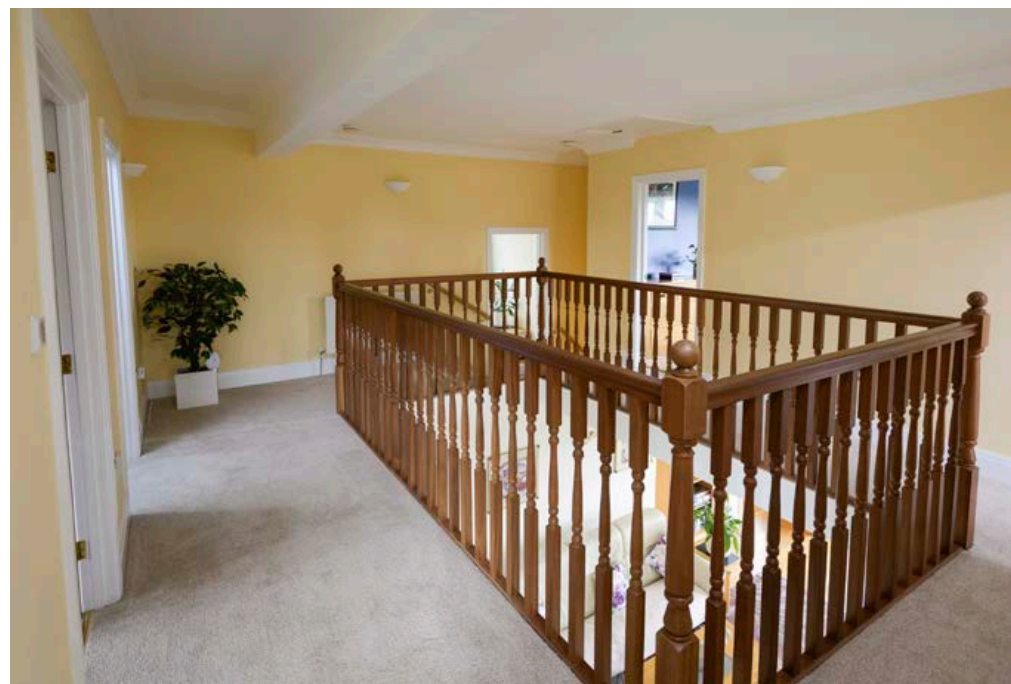
Local Authority: Newport City Council
Council Tax band: H
Services: Mains electricity, water, drainage
Tenure: Freehold
Guide Price: £1,100,000



THE PROPERTY

This substantial family home offers so much more than most, not least of all its own paddock and brick and timber barn, to accompany the beautifully tended gardens and a detached home spa and swimming pool complex, lovingly referred to by the current vendors as the 'Leisure Barn'.

The internal accommodation offers expansive living spaces perfect for entertaining. The interior features five reception rooms, including a versatile split-level area that can function as separate spaces. On the first floor, you'll find five bedrooms, with the principal bedroom suite presenting views towards the Bristol Channel, alongside four bathrooms. The bright, well-appointed kitchen is set around an island and opens to the conservatory, complemented by a separate utility room plus two guest cloakrooms.



GARDEN AND GROUNDS

Outside, the property boasts a paddock barn, a leisure barn, a double garage, a shed and a greenhouse, all set within approximately one and a half acres of gardens and grounds.

The west facing terrace links the house with the 1,300sq ft heated, ‘wired for sound’ spa which offers a wet bar, significant covered decking surrounding a counter current swimming pool and hot tub, Finnish sauna and a shower cubicle set behind timber privacy screens. The double garage has a long room above, accessed via a staircase, which would serve well for working from home or a play/hobby/craft room.

The barn, which includes two stables and set in the middle of the paddock offers further flexibility. Currently it provides dry storage with an attached chicken run but could, with the necessary consents, offer a detached annex for multi-generational living, or serve as an additional source of income.



Gross Internal Area (Approx.)
Main House (Excl. Void) = 307 sq m / 3,304 sq ft
Outbuildings = 208 sq m / 2,238 sq ft
Garage (Incl. Store) = 52 sq m / 559 sq ft
Total Area = 567 sq m / 6,101 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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