



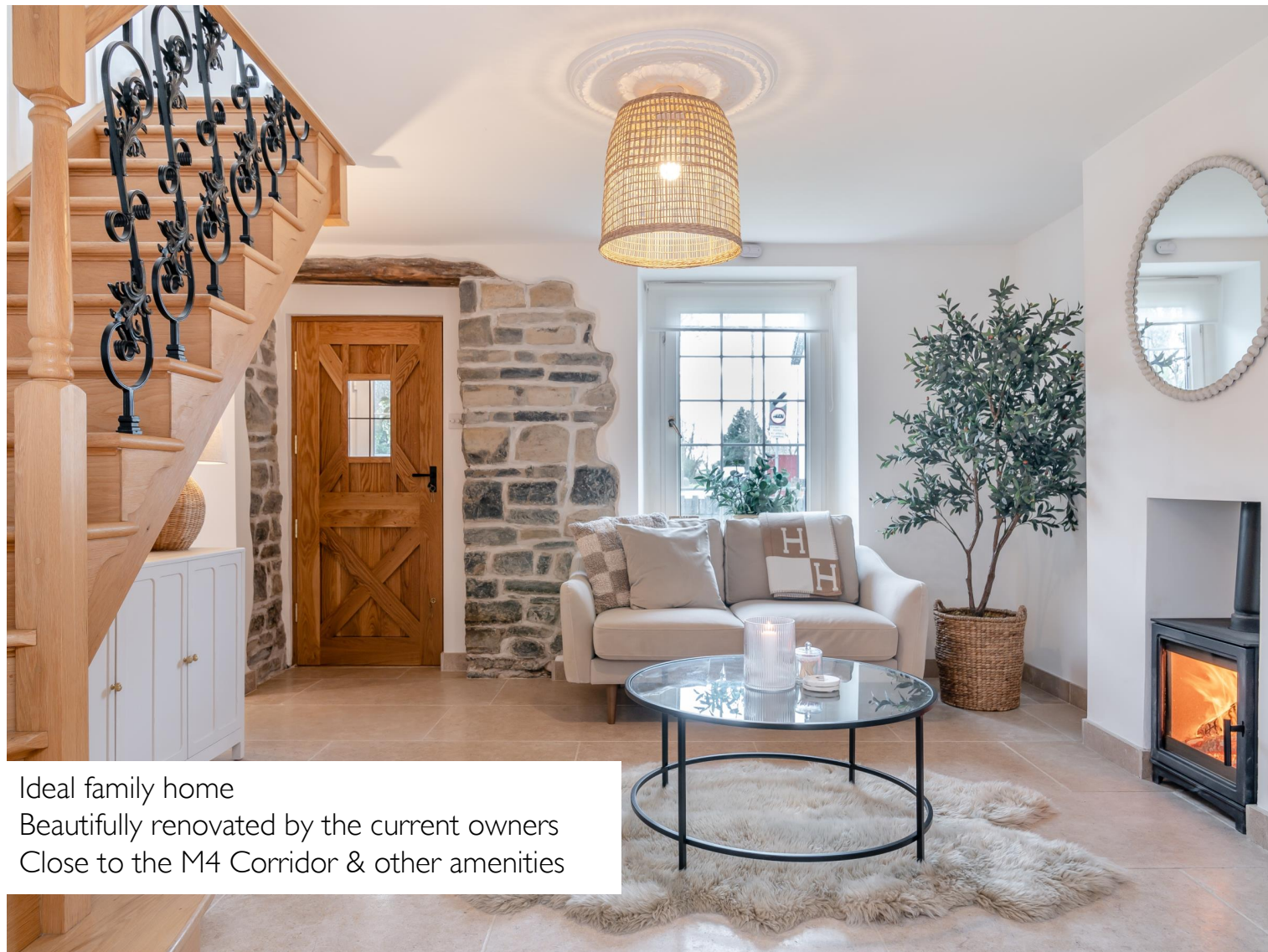
NEWPORT

Guide price **£625,000**



THE WILLOWS

Broad Street Common, Newport, Newport NP18 2AZ



Ideal family home
Beautifully renovated by the current owners
Close to the M4 Corridor & other amenities

The Willows is a distinguished three-bedroom detached cottage, rich in history and character, nestled in the charming village of Nash, Newport. Dating back to the 1800s, this meticulously restored residence harmonises period elegance with contemporary refinement, while offering further scope for enhancement. The welcoming living room features a striking log burner, complementing the spacious, modern kitchen, second reception, an elegant dining area, utility room, a dedicated office, and a convenient downstairs WC. Upstairs, three generously proportioned bedrooms and a sophisticated main bathroom provide a serene retreat.

Set within 0.51 acres of picturesque grounds, the property enjoys a truly tranquil setting, backing onto a gentle stream that gracefully separates it from rolling farmland beyond. A detached garage and ample outdoor space enhance the home's appeal. Ideally situated, The Willows is moments from the breathtaking Newport Wetlands Nature Reserve and benefits from excellent local schools and amenities, offering an exceptional lifestyle in an enchanting countryside setting.



Guide price
£625,000



KEY FEATURES

- No onward chain
- Three bedrooms
- Generous kitchen and dining room
- Utility room
- Detached garage
- Sat on a generous plot
- Planning granted for extension & additional bedroom



STEP INSIDE



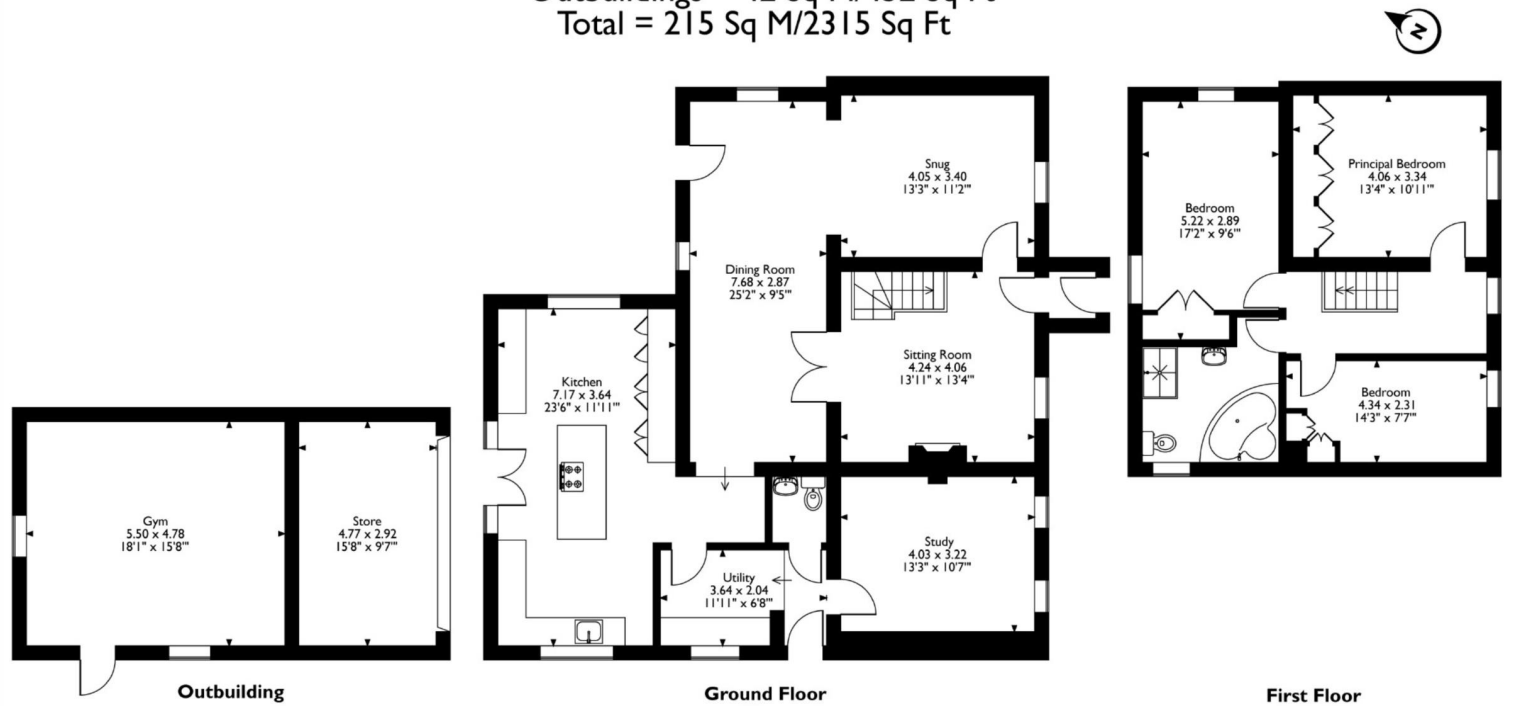
Step inside The Willows, an exquisite blend of modern sophistication and timeless cottage charm. The beautifully designed open plan layout immediately welcomes you with an inviting living room to the left, where a characterful log burner creates a warm and refined ambiance.

The centrally positioned staircase serves as the heart of the home, while to the right, a cosy yet elegant lounge offers a tranquil retreat.

To the rear, a spacious dining area seamlessly connects to the contemporary kitchen, thoughtfully designed for both style and practicality.

Beyond, a well-appointed utility room, a discreet downstairs WC, and a dedicated office space provide convenience and versatility.

Approximate Gross Internal Area
Main House = 173 Sq M/1863 Sq Ft
Outbuildings = 42 Sq M/452 Sq Ft
Total = 215 Sq M/2315 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Bathed in natural light, every corner of this home exudes warmth and elegance.

Ascending to the first floor, you are greeted by three beautifully proportioned double bedrooms, each offering a serene haven, along with a luxuriously appointed main bathroom, completing this exceptional residence.

STEP OUTSIDE



The Willows, nestled within 0.51 acres of serene countryside, enjoy a truly enchanting setting, offering uninterrupted views over rolling farmland. This distinguished residence captures the essence of refined rural living, providing both privacy and tranquillity in abundance. A detached garage offers versatile storage or workshop space currently used as a gym, while the expansive driveway ensures ample parking for multiple vehicles. The beautifully landscaped grounds present a wealth of possibilities, from elegant outdoor entertaining to peaceful relaxation amidst nature. With its harmonious blend of space, seclusion, and picturesque surroundings, The Willows is a rare and exceptional countryside retreat.

AGENT'S NOTE:

Planning permission was granted with conditions for a proposed two storey extension, single storey side/rear extension to include extension removal of existing rear single storey extension - Ref 23/0300, issued 08/06/2023

INFORMATION

Postcode: NP18 2AZ

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Private

EPC: TBC





DIRECTIONS

Head south on Nash Road toward Lee Way, then turn right to stay on Nash Road. Take a left onto Broad Street Common, and The Willows will be on the left, directly opposite Straits Lane.



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 & CO

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