



CAERLEON

Guide price **£350,000**



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To book a viewing call 01633 449884

THE STABLE

Great Bulmore Farm Cottage, Caerleon, Newport NP18 1LZ



Beautifully presented
Newly fitted log burner
Close to M4 corridor

Nestled on the sought-after Bulmore Road in Caerleon, this charming two-bedroom period barn conversion offers character, style, and a truly unique setting. Ideal for first-time buyers or professionals, the property blends original features with modern comforts throughout. Set within a small, exclusive development, it benefits from beautifully maintained communal gardens that provide a peaceful retreat with stunning views over the world-renowned 2010 Ryder Cup golf course at the Celtic Manor.

The property is just a stone's throw from Caerleon High Street, offering a wide range of shops, pubs, and restaurants, and is also within close proximity to the M4 corridor, perfect for commuters seeking convenient access to Bristol, Cardiff, or further afield. Additionally, the property boasts two designated parking spaces, enhancing everyday practicality. With Caerleon's historic charm, excellent local amenities, and easy transport links, this distinctive home offers a perfect blend of countryside tranquility and modern convenience in a highly desirable location.

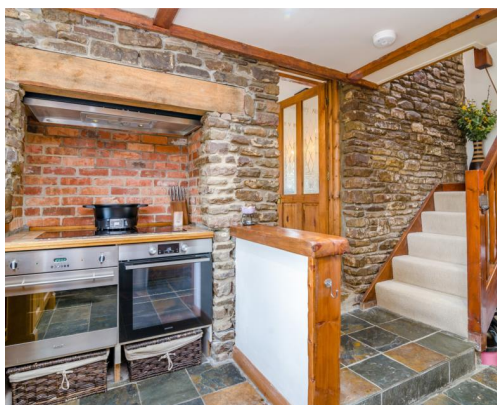


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KEY FEATURES

- No Chain
- Period barn conversion
- Overlooking golf course
- Two private parking spaces
- Communal garden
- Two bedrooms



STEP INSIDE

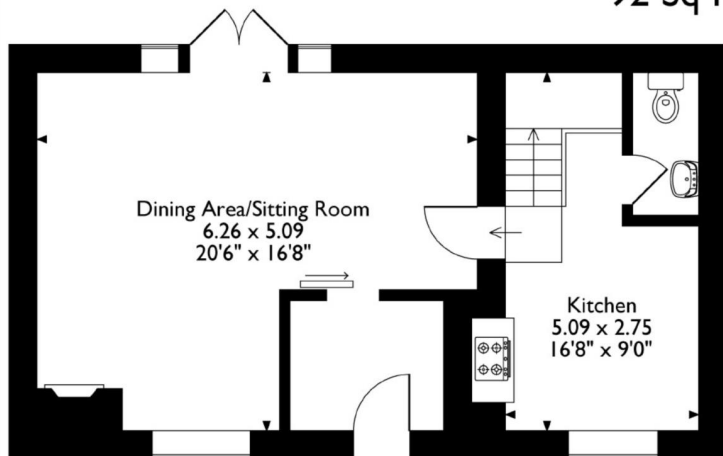


As you enter The Stable, you're welcomed by a practical entrance hall, ideal storage for coats and shoes, that leads directly into a spacious and bright lounge/diner. This inviting living space has been enhanced by the current owners with a newly installed wood burner, creating a cosy yet stylish atmosphere. The room benefits from ample natural light and original features that add warmth and charm.

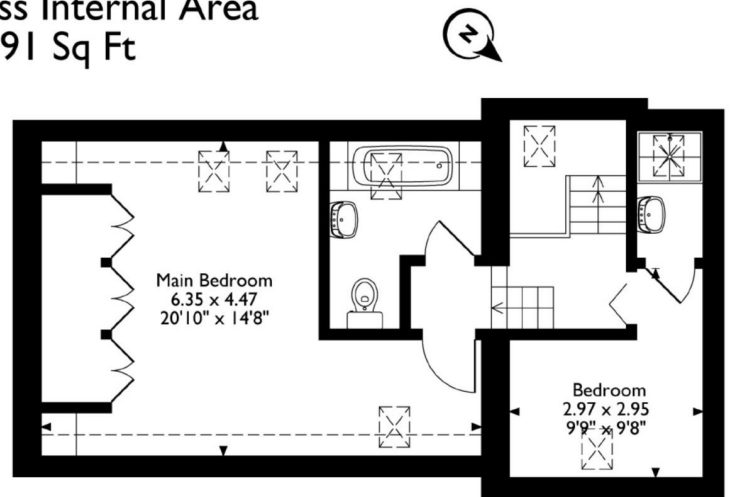
From the lounge/diner, steps lead down into a beautifully crafted bespoke kitchen, installed by the previous owners.

This character-filled kitchen is both functional and full of personality, and also offers access to a useful downstairs cloakroom. A staircase from the kitchen leads to the first floor.

Approximate Gross Internal Area 92 Sq M/991 Sq Ft



Ground Floor



First Floor

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.

Upstairs, the landing gives access to a bedroom currently used as a home office, complete with a modern shower room, ideal for guests or flexible working arrangements.

Continuing along the landing, you'll find the main bedroom, which opens into a very generously sized principal bedroom and the main bathroom.

The interior of The Stable showcases a wealth of original exposed stonework and period features throughout, reflecting its heritage while offering a comfortable and cared-for living space. Thoughtfully maintained by its current owners, the property still presents great potential for personalisation, ideal for buyers looking for charm, character, and opportunity.

STEP OUTSIDE



Located at the front of this charming period barn conversion, The Stable enjoys a peaceful setting within an exclusive development. The property benefits from two private, designated parking spaces just steps from the front door, offering convenience and ease.

One of the standout features of this unique home is the exceptionally generous communal garden, which is beautifully maintained and shared with just a handful of neighbouring properties. This tranquil outdoor space provides the perfect setting to relax or unwind, with stunning vistas across the world-famous 2010 Ryder Cup golf course at the Celtic Manor. Whether enjoying the views or entertaining guests, the outdoor setting of The Stable offers a rare combination of natural beauty and serenity.

AGENTS NOTE:

The property has access down the side of an end property to enter the communal garden.

Owners of the property have benefited from access to amenities at the nearby Celtic Manor Resort, due to its location in relation to the Twenty Ten Course, at the discretion of the resort

INFORMATION

Postcode: NP18 1LZ

Tenure: Freehold

Tax Band: E

Heating: Electric

Drainage: Private

EPC: E





DIRECTIONS

North bound on the B4596 (Caerleon Road), take the third right onto New Road opposite the Ship Inn, and take the third right again onto Bulmore road, there will be a pub on the right called the Bell, follow the road down for about a mile and the development is on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	44	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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