



LANGSTONE

Guide price **£600,000**



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ELM TREE

Caerlicyn Lane, Langstone, Newport NP18 2JZ



Sold with no onward chain
1.08 acre plot
Great level of potential

Elm Tree is a charming three-bedroom detached property that has been lovingly owned and enjoyed by the current sellers for decades. Nestled within a generous 1.08-acre plot, this unique home offers an exciting opportunity for a variety of buyers. Whether you're seeking a peaceful family residence or a rewarding project, Elm Tree boasts exceptional levels of potential to renovate, extend, or even redevelop (subject to the necessary planning permissions).

The expansive grounds provide a wonderful sense of privacy and space, making it ideal for those with a passion for gardening, outdoor entertaining, or future landscaping visions. The versatility of the plot allows for endless possibilities to tailor the home to suit individual lifestyle needs.

Located in the increasingly sought-after area of Langstone, the property benefits from a desirable semi-rural setting while remaining conveniently close to local amenities, well-regarded schools, and excellent transport links. It is ideally positioned for access to the M4 corridor, making commuting to Bristol, Cardiff, or beyond a breeze. Additionally, the world-famous Celtic Manor Resort is just a short drive away, offering luxury leisure, golf, and dining facilities.



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KEY FEATURES

- No onward chain
- Detached
- 1.08 acre plot
- Great level of potential
- Close to m4 corridor
- Countryside views



STEP INSIDE



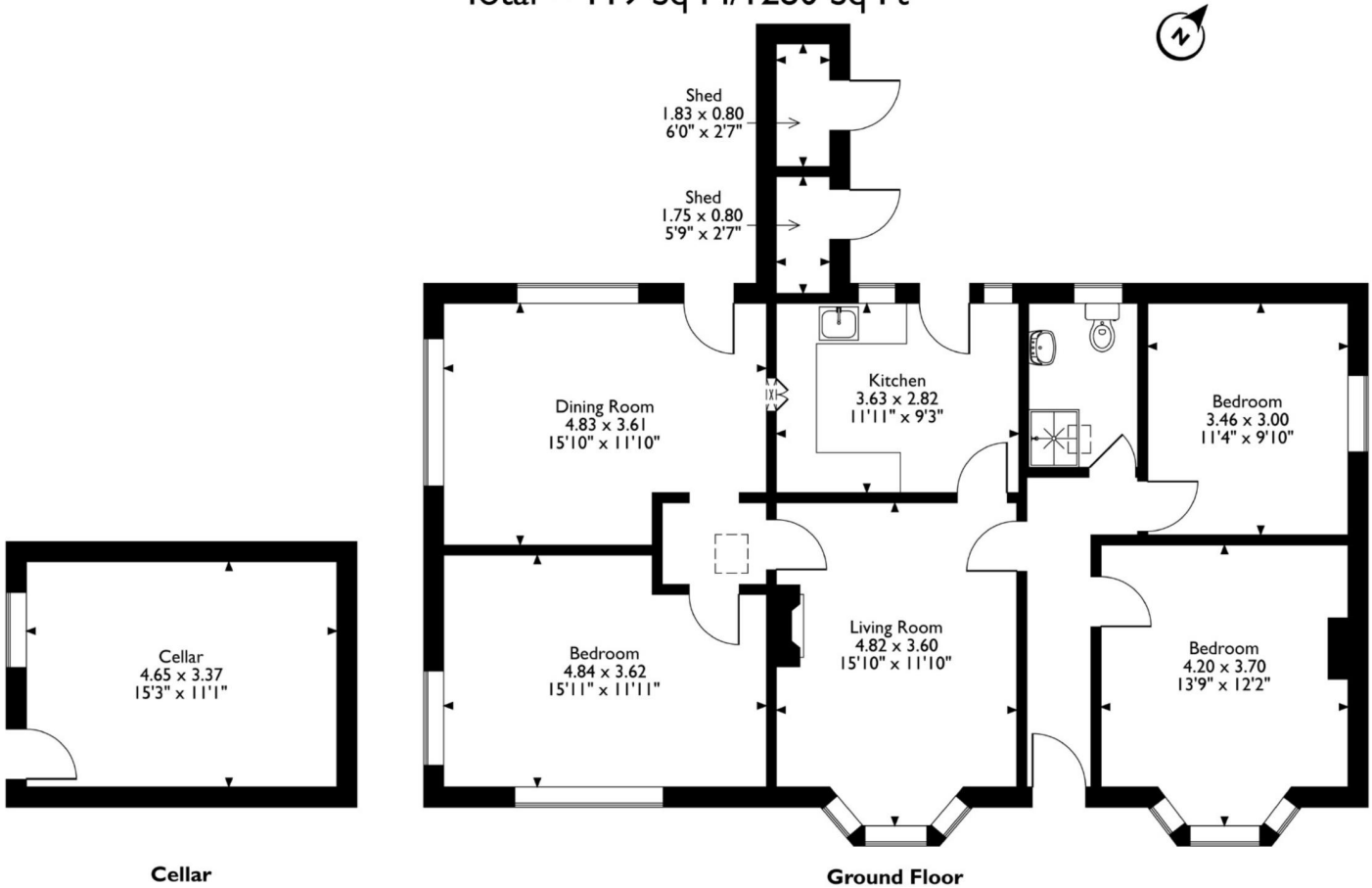
As you step into Elm Tree, you are greeted by a welcoming hallway adorned with traditional feature tiles, setting a charming tone from the outset.

From this central hallway, you have access to two well-proportioned bedrooms, a family bathroom, and the main lounge.

The lounge offers a cosy yet spacious living area and serves as a central hub of the home, providing access to both the kitchen and further living spaces.

Off the lounge, you'll find the principal bedroom, offering a quiet retreat with pleasant views across the grounds.

Approximate Gross Internal Area
Main House = 116 Sq M/1248 Sq Ft
Outbuilding = 3 Sq M/32 Sq Ft
Total = 119 Sq M/1280 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.

Additionally, there is a third reception room, that was once used as a dining room, which adds flexibility for entertaining or additional living space.

Internally, the property offers a fantastic level of potential throughout.

With its generous room proportions and adaptable layout, Elm Tree presents an exciting opportunity for modernisation and personalisation, making it the perfect canvas to create your ideal home.

STEP OUTSIDE



Elm Tree is set on an expansive 1.08-acre plot, offering a wonderful sense of space and privacy, along with stunning vistas of the surrounding countryside. The generous grounds provide endless potential for landscaping, gardening, or even further development (subject to planning).

A private driveway offers ample parking for multiple vehicles, while a second, additional entrance at the bottom of the garden adds convenience and flexibility. The outdoor space is further enhanced by a charming orchard, a peaceful pond, and mature trees that frame the setting beautifully.

There is also access to a useful cellar, ideal for storage or workshop use. The grounds at Elm Tree are a true highlight, offering a rare combination of space, beauty, and potential.

AGENT'S NOTE:

There is a sizeable attic with window. There is also potential to build a garage/workshop.

INFORMATION

Postcode: NP18 2JZ

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Mains

EPC: D





DIRECTIONS

What3words: ///instance.number.spellings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	61	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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