

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Harding House Church Road, St. Brides Wentlooge NEWPORT

offers over £780,000

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About the property

An exceptional opportunity to acquire this deceptively spacious and immaculately presented five-bedroom family home, situated in the highly sought-after semi-rural hamlet of St. Brides. Offering a picturesque countryside lifestyle with convenient access to both Newport and Cardiff, this stunning property provides the perfect balance of tranquillity and accessibility.

The beautifully appointed accommodation comprises an inviting entrance hallway, a versatile study or playroom, a generous lounge, and a cloakroom/WC. At the heart of the home is a spacious open-plan kitchen, sitting room, and dining area, complemented by a separate utility room with internal access to the garage.

A striking galleried landing with a vaulted ceiling leads to five well-proportioned bedrooms, two of which benefit from luxury en-suite bathrooms, alongside an elegant family bathroom.

The property is approached via a block-paved driveway providing ample parking and features a storm porch leading to the main entrance. To the rear, a beautifully landscaped and enclosed level garden offers an ideal space for relaxation and entertaining.

Located within easy reach of local amenities, highly regarded schools, traditional pubs, National Trust parks, and scenic walking routes, this exceptional home must be viewed to be

Accommodation

Entrance Hallway

Enter via an Oak door to hallway. Porcelain tiled flooring with under floor heating. Feature staircase with Oak handrail and balustrade with glass. Oak doors to study, lounge, cloakroom and kitchen. Inset spotlights.

Study/Playroom

13' 5" x 10' 1" (4.09m x 3.07m)
Two UPVC double glazed windows to front elevation. Under floor heating.

Lounge

16' 3" x 13' 5" (4.95m x 4.09m)
Two UPVC double glazed windows to front elevation. Feature fireplace with wood burner. Under floor heating.

Cloakroom/Wc

Comprising close coupled WC and wash hand basin. Porcelain tile flooring with under floor heating.

Open Plan Kitchen/Living Room

37' 8" max x 23' 7" max (11.48m max x 7.19m max)
This superb open-plan family room offers a spacious and versatile living space, seamlessly flowing into a beautifully appointed kitchen area. The kitchen is fitted with a range of luxury units, complemented by granite worktops incorporating a stainless-steel sink and drainer. A range-style oven and an American-style fridge freezer are included, along with an integrated dishwasher. Additional wall cupboards provide ample storage.





A striking feature centre island with a granite worktop and breakfast bar enhances the space, creating a perfect hub for family life and entertaining. A door leads to the utility room for added convenience. The dining area benefits from a vaulted ceiling, with UPVC double-glazed windows to both sides and French doors opening onto the rear garden, allowing for an abundance of natural light.

The open-plan design extends into the sitting room, which enjoys two UPVC double-glazed windows to the rear elevation, creating a bright and airy atmosphere. Under floor heating runs throughout, ensuring warmth and comfort in this exceptional family living space.

Utility Room

Range of base units with laminate worktops incorporating a stainless steel sink and drainer. Plumbing for washing machine and dryer. Wall cupboards. Tiled flooring with under floor heating. Door to garage.

Garage

21' 5" x 13' 1" (6.53m x 3.99m)
Electric door. Power and light. Wall mounted Worcester gas boiler. Opaque UPVC double door. Storage above.

First Floor Landing



Feature galleried landing with valuated ceiling. Two electronically controlled Velux windows. Inset spotlights. Doors to bedrooms and double doors to airing cupboard housing hot water cylinder. Two contemporary vertical radiators.

Bedroom One

15' 8" to robes x 13' 6" (4.78m to robes x 4.11m)
Two UPVC double glazed windows to rear elevation. Radiator. Fitted wardrobes. Door to ensuite.

Ensuite

11' 1" x 12' 1" (3.38m x 3.68m)
This impressive and generously proportioned luxury ensuite shower room/wet room offers a stylish and contemporary design. It features a walk-in shower area with a rainfall shower and an additional hand held attachment, providing a spa-like experience. A sleek close-coupled WC enhances the modern aesthetic, while a luxurious bath with mixer taps and a further shower attachment adds versatility. Tasteful tiled splashbacks complement the high-quality finish, and double-glazed Velux windows to both the front and rear elevations allow natural light to flood the space, creating a bright and inviting atmosphere.

Bedroom Two



13' 6" x 11' 8" (4.11m x 3.56m)
Two UPVC double glazed windows to rear elevation. Radiator. Door to ensuite.

Ensuite

Comprising walk in shower area with rainfall shower , wash hand basin and close coupled WC. Heated towel rail. Tiled flooring. Tiled splashbacks. Opaque UPVC double glazed window to side elevation. Inset spotlights. Extractor fan.

Bedroom Three

11' 6" x 13' 6" (3.51m x 4.11m)
Two UPVC double glazed windows to front elevation. Radiator.

Bedroom Four

13' 6" x 12' 2" (4.11m x 3.71m)
Two UPVC double glazed windows to front elevation. Radiator. Access to the loft.

Bedroom Five

9' 9" x 7' 8" (2.97m x 2.34m)
UPVC double glazed window to rear elevation. Radiator.



Family Bathroom

Comprising bath with mixer taps and shower attachment, wash hand basin and close coupled WC. Tiled flooring. Opaque UPVC double glazed window to front elevation. Heated towel rail. Spotlights. Extractor fan.

Outside

Front - Block paved driveway for several vehicles. Access to side.

Side - Electric charging point. Bloc paved

Rear - An enclosed level garden with a block paved patio leading onto areas laid to lawn. Outside tap. Fence surround. Flower beds to borders.



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