



 3  1  1

Cherry Cottage, Goldcliff Newport

offers over £440,000

 **peter
alan**

01633 221892
newport@peteralan.co.uk



About the property

An immaculate detached residence located in the highly sought-after village of Goldcliff. This remarkable home offers a harmonious blend of thoughtful design, semi-rural charm, and exceptional comfort, creating a property of genuine distinction.

From the moment you arrive, the property exudes warmth and character, beginning with a welcoming entrance porch that leads into a spacious lounge and an elegantly presented dining room. The kitchen and breakfast area is both stylish and well-appointed, providing a relaxed and functional space perfect for everyday living or entertaining.

Upstairs, the home offers three generously sized bedrooms, each tastefully finished to a high standard. A contemporary shower room completes the first-floor accommodation, further enhancing the property's refined and comfortable atmosphere.

Set within approximately 0.32 acres, the grounds are a true asset, featuring a stable/outbuilding that will appeal to those with equestrian interests or a passion for outdoor living. Two gated driveways offer ample off-road parking, adding to the property's practicality.

Positioned just a short stroll from the scenic seawall and the Wales Coast Path, the home enjoys far-reaching views over the Newport Wetlands Nature Reserve, the setting is ideal for nature lovers seeking tranquillity without compromising on accessibility.

Accommodation

Summary

An immaculate detached residence located in the highly sought-after village of Goldcliff. This remarkable home offers a harmonious blend of thoughtful design, semi-rural charm, and exceptional comfort, creating a property of genuine distinction.

From the moment you arrive, the property exudes warmth and character, beginning with a welcoming entrance porch that leads into a spacious lounge and an elegantly presented dining room. The kitchen and breakfast area is both stylish and well-appointed, providing a relaxed and functional space perfect for everyday living or entertaining.

Upstairs, the home offers three generously sized bedrooms, each tastefully finished to a high standard. A contemporary and beautifully designed shower room completes the first-floor accommodation, further enhancing the property's refined and comfortable atmosphere.

Set within approximately 0.32 acres, the grounds are a true asset, featuring a stable/outbuilding that will appeal to those with equestrian interests or a passion for outdoor living. Two gated driveways offer ample off-road parking, adding to the property's practicality.

Positioned just a short stroll from the scenic seawall and the Wales Coast Path, the home enjoys far-reaching views over the Newport Wetlands Nature Reserve, the setting is ideal for nature lovers seeking tranquillity without compromising on accessibility.





The property is well placed for everyday needs, with local amenities and reputable schools within easy reach. For those commuting, junction 23a of the M4 and Newport train station are around seven miles away, while Newport Retail Park lies just three miles from the doorstep.

This is a rare opportunity to acquire a beautifully presented home in a prime semi-rural location. With its impressive design, generous outdoor space, and excellent connectivity, this property offers a lifestyle of comfort, quality, and convenience.

Entrance Porch

Enter via opaque UPVC double glazed door to porch. Opaque UPVC double glazed window to side. Ceramic tile flooring. Door to;

Lounge

21' 1" x 11' 5" (6.43m x 3.48m)
Two UPVC double glazed windows to front elevation. Feature fireplace with log burner. Wood laminate flooring. Door to;



Dining Room

21' 3" x 7' 11" (6.48m x 2.41m)
UPVC double glazed window. Stairs to first floor. Wood laminate flooring. Door to;

Kitchen/Breakfast Room

18' 4" x 8' 8" (5.59m x 2.64m)
The kitchen is fitted with a range of base units complemented by laminate worktops, incorporating a one and a half stainless steel sink with drainer. It features an electric oven and plumbing is in place for a washing machine. The flooring is laid with ceramic wood effect tiles, while a UPVC double glazed window to the side, along with a further UPVC double glazed window and door to the rear, provide ample natural light and convenient access to the garden.

First Floor Landing

Doors to shower room, bedrooms and storage cupboard.

Bedroom One

14' 5" max x 10' 11" (4.39m max x 3.33m)
UPVC double glazed window to rear. Storage into eaves.



Bedroom Two

13' 4" x 11' 2" (4.06m x 3.40m)
UPVC double glazed window to front elevation.

Bedroom Three

12' 2" x 7' (3.71m x 2.13m)
UPVC double glazed window to front.

Shower Room

Refitted and comprising shower, close coupled WC and wash hand basin set in vanity unit. UPVC double glazed window to rear. Ceramic tile flooring.

Outside

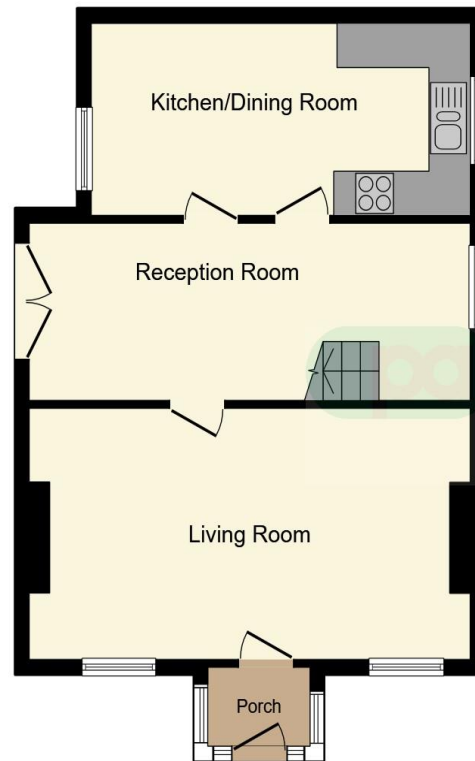
Set within a generously sized and enclosed plot, the garden is predominantly laid to lawn with some matured damson and plum trees, it offers an ideal space for outdoor enjoyment and recreation. A paved pathway enhancing accessibility. The property benefits from two gated driveways, providing ample secure parking. An outbuilding, formerly used as a stable, adds further versatility and potential for a variety of uses, whether for storage, hobbies, or equestrian interests.





01633 221892

newport@peteralan.co.uk



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

