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**Scotchwood Cot Hill, Llanwern Newport**

**offers in excess of £800,000**

 **peter  
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## About the property

Scotchwood offers a remarkable sense of space, tranquillity and connection to the surrounding landscape. The principal reception room is beautifully proportioned, overlooking a sweeping veranda where far-reaching views across the private grounds create an exceptional setting for both entertaining and quiet retreat. The kitchen is centred on a traditional Rayburn Stove, offering warmth and character, complemented by a modern split-level cooker and induction hob for modern day living. It offers a country kitchen of distinction.

Accommodation has been thoughtfully arranged to suit both family living and guest hospitality. The ground floor comprises three generously sized bedrooms alongside a spacious luxury family bathroom, with wet room multifunction power shower and Jacuzzi bath. The first floor provides two further double bedrooms, each benefitting from en-suite facilities, and a dressing room/occasional guest bedroom.

Set in excess of seven acres of captivating grounds, Scotchwood enjoys a rare combination of privacy, natural beauty and versatility. Mature woodland, established orchards, open meadows and expansive lawns unfold around the property, creating an enchanting parkland setting rich in wildlife and seasonal colour. The property benefits from a patio/BBQ area overlooking a well-stocked Koi pond. A substantial workshop, two barns, two greenhouses, potting shed and additional outbuildings further enhance the estate's appeal.

## Accommodation

### Summary

Offering exceptional potential for equestrian pursuits, ponies, smallholding, lifestyle farming, leisure interests, or even conversion into a distinguished luxury bed and breakfast, Scotchwood presents a truly versatile rural opportunity.

Approached via a long, tree-lined and illuminated driveway, the property enjoys an elevated and wonderfully secluded setting, providing complete tranquillity and a genuine sense of retreat, whilst remaining conveniently accessible to Newport and its excellent range of amenities.

Scotchwood represents a rare opportunity to acquire a private country estate of notable scale and character, combining timeless rural charm with outstanding lifestyle potential and excellent connectivity.

### Entrance Porch

### Hallway

### Lounge

34' 1" x 16' 8" ( 10.39m x 5.08m )

### Kitchen

19' 4" x 11' 2" ( 5.89m x 3.40m )

### Cloakroom/Wc

### Studio/Sun Lounge

24' 6" x 10' 6" ( 7.47m x 3.20m )

### Utility Room

10' 6" x 8' 6" ( 3.20m x 2.59m )





**Principal Bedroom (downstairs)**

14' 8" x 12' 4" ( 4.47m x 3.76m )

**Bedroom/Sitting Room**

13' 7" x 9' ( 4.14m x 2.74m )

**Family Bathroom**

9' 5" x 9' 5" ( 2.87m x 2.87m )

**Study/Bedroom**

11' 1" x 10' 9" ( 3.38m x 3.28m )

**First Floor Landing**

**Bedroom**

15' x 13' 7" ( 4.57m x 4.14m )

**Ensuite**

**Principal Bedroom (upstairs)**

15' 7" x 14' 10" ( 4.75m x 4.52m )

**Dressing Room/Guest Bedroom**

10' 2" x 8' 7" ( 3.10m x 2.62m )

**Ensuite Bathroom**

10' 3" x 7' 3" ( 3.12m x 2.21m )

**Garage (accessed From House)**

25' 5" x 21' 8" ( 7.75m x 6.60m )

**Outside**

**Barn 1**

32' 3" x 22' 5" ( 9.83m x 6.83m )

**Barn 2**

43' 9" x 19' 11" ( 13.34m x 6.07m )

**Workshop 1**

42' x 22' 1" ( 12.80m x 6.73m )

**Workshop 2**

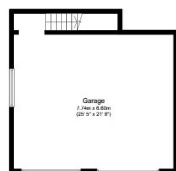
18' 1" x 11' 2" ( 5.51m x 3.40m )





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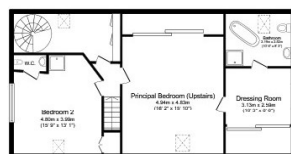
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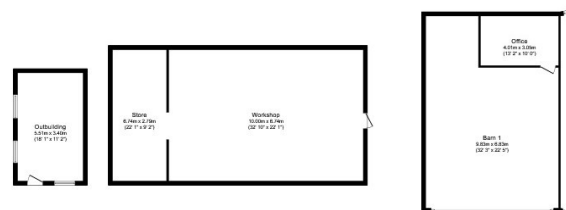
Garage



Ground Floor



First Floor



Outbuilding

Total floor area: 534.7 sq.m. (5,756 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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