



# GOLDCLIFF

Offers over **£450,000**





# CHERRY COTTAGE

Goldcliff, Newport, NP18 2AU



0.32 acre plot  
Multi-functional outbuilding  
Close proximity to the M4 corridor

Cherry Cottage is a charming three-bedroom detached home nestled in the picturesque village of Goldcliff, Newport. Dating back before the 1900s, this delightful property is steeped in history and character, offering a wonderful blend of period charm and rural tranquility. Set within a generous 0.32-acre plot, the cottage enjoys breathtaking countryside views and is just a short stroll from the sea wall, making it ideal for those who appreciate nature and outdoor living.

Offered with no onward chain, Cherry Cottage also benefits from a versatile outbuilding, originally built and used as stables, perfect for use as a home office, studio, or workshop. The property sits directly on the Welsh Coastal Path, providing access to scenic walks and panoramic views of the surrounding landscape.

Conveniently located near Newport Spytty Leisure Park and within close proximity to the world-famous Celtic Manor Resort, home of the 2010 Ryder Cup, this unique home offers the perfect balance of peaceful countryside living with excellent local amenities and leisure facilities nearby, an exceptional opportunity not to be missed.





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### KEY FEATURES

- No onward chain
- 0.32 acre plot
- Multi-functional outbuilding
- Parking for multiple vehicles
- Great views of the surrounding countryside
- Close proximity to the M4 corridor



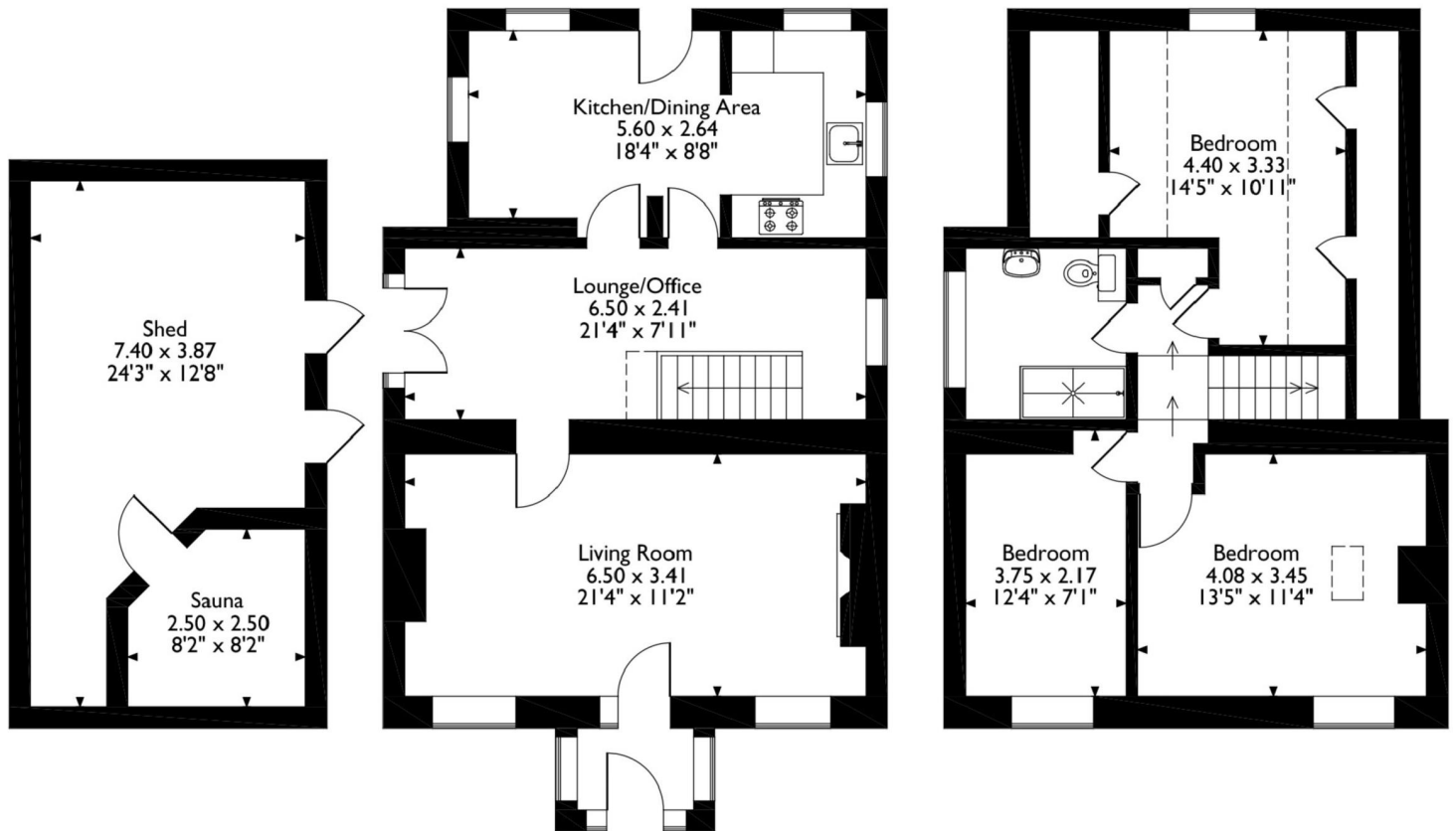
# STEP INSIDE



As you step through the front porch of Cherry Cottage, you're welcomed into a cosy living room complete with a charming log burner, creating a warm and homely atmosphere.

Moving through, you enter a dual-aspect reception room filled with natural light and offering beautiful countryside and wildlife views stretching all the way to Newport's sea wall.





### First Floor

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom that has stunning views across the surrounding landscape.

# STEP OUTSIDE



Stepping outside Cherry Cottage, you're met with generous outdoor space, set within a 0.32-acre plot offering a perfect blend of practicality and tranquility. The property provides ample parking for multiple vehicles, ideal for families or visitors. A versatile outbuilding sits at the end of the garden, currently used for storage and featuring a built-in sauna, but offering endless potential for a home gym, studio, or workshop. A low-maintenance patio area to the side of the cottage provides an ideal spot for outdoor dining or relaxation, where you can unwind and take in the spectacular views stretching across open countryside to Newport's Sea wall, a truly peaceful and picturesque setting to enjoy all year round.

## AGENT'S NOTE

The property has 'air to air' heat pumps and far infrared heaters.

## INFORMATION

Postcode: NP18 2AU

Tenure: Freehold

Tax Band: F

Heating: Please see agent's note

Drainage: Private

EPC: E








DIRECTIONS

What3words: ///pokers.nasal.vows





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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