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**Strathmore Goldcliff Road, Goldcliff Newport**

**offers in the region of £650,000**

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peter

# About the property

Set in the heart of the charming and highly desirable village of Goldcliff, this delightful country home enjoys an enviable setting surrounded by beautiful open countryside. Offering an exceptional blend of rural tranquillity and everyday convenience, the property is perfectly placed for those seeking an idyllic village lifestyle without compromising on excellent transport connections.

Renowned for its unspoilt landscapes and rich natural beauty, Goldcliff is a haven for walkers, cyclists and nature lovers alike, with an abundance of scenic footpaths, wildlife and breathtaking countryside quite literally on the doorstep.

Accommodation is both spacious and versatile, comprising a welcoming entrance hall, two elegant reception rooms, a comfortable sitting room, a separate dining room, a well-appointed kitchen, utility and shower room to the ground floor. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Occupying approximately 4.77 acres, the grounds are enclosed and provide endless opportunities for those with equestrian interests, smallholding aspirations or simply a desire for space and privacy. A generous driveway provides ample parking for multiple vehicles, while a range of useful outbuildings further enhances the property's appeal.

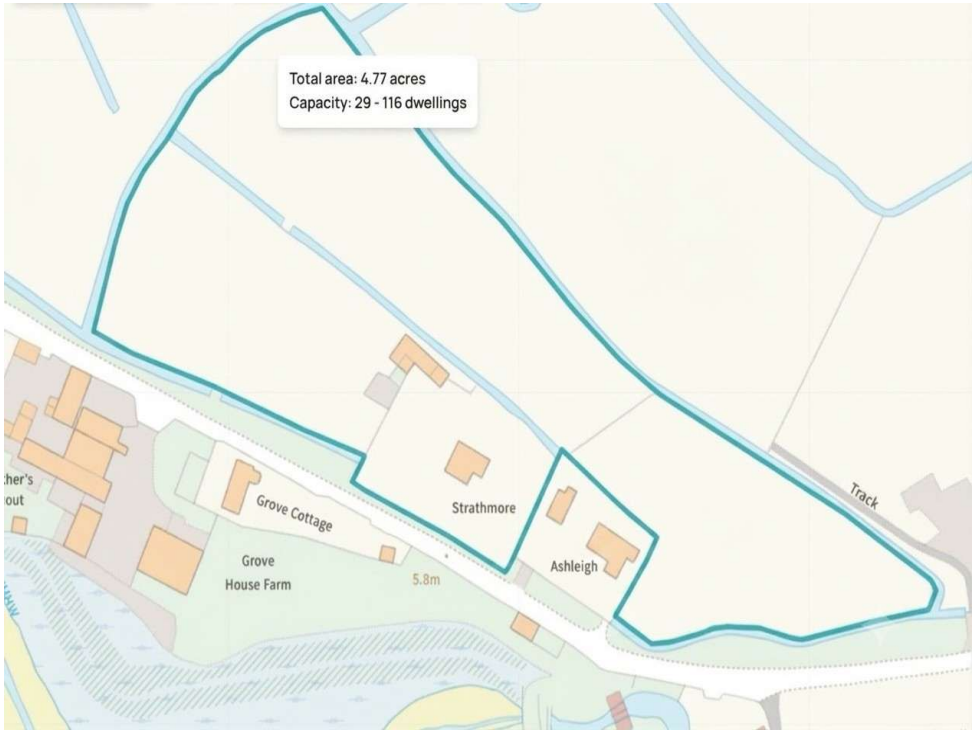
# Accommodation

Internal

## Summary

A rare opportunity to acquire this beautifully presented detached family home, complete with a range of useful outbuildings and approximately 4.77 acres of land. Situated within the heart of the highly desirable village of Goldcliff, this charming country residence enjoys an enviable rural setting, surrounded by open countryside and offering an exceptional combination of tranquillity, privacy and space. Goldcliff is renowned for its unspoilt landscapes, rich wildlife and outstanding natural beauty, making it a wonderful location for those who enjoy country walks, cycling and outdoor pursuits. With scenic footpaths, nature reserves and beautiful countryside close at hand, the property offers a superb opportunity to embrace a peaceful village lifestyle while remaining conveniently positioned for excellent transport links and local amenities.
The accommodation is spacious, versatile and well suited to family living. The ground floor features a welcoming entrance hall, four well-proportioned reception rooms comprising a comfortable lounge, two further sitting rooms and a separate dining room, providing exceptional flexibility for modern family life. There is also a well-appointed kitchen, utility room, useful side porch and a ground floor shower room.
To the first floor, the property offers three generously sized bedrooms together with a family bathroom.
Occupying approximately 4.77 acres, the enclosed grounds provide a rare level of space and versatility, ideal for those with equestrian interests, smallholding aspirations or simply a desire for privacy and outdoor living. The property benefits from a generous driveway offering ample parking for multiple vehicles, along with a selection of useful outbuildings which provide excellent storage, workshop space or potential for a variety of uses.











## Location

Positioned on the edge of the internationally recognised Newport Wetlands Nature Reserve, a designated Site of Special Scientific Interest, the village is a haven for wildlife enthusiasts. The nearby Goldcliff Lagoons are celebrated for their rich birdlife, including the breeding avocets that make this one of the most significant nature conservation areas in South Wales. The picturesque Sea Wall coastal path provides miles of spectacular walking and cycling routes, offering breathtaking views across the Severn Estuary.

Despite its tranquil rural setting, Goldcliff enjoys excellent accessibility for commuters. Junction 23A of the M4 at Magor is approximately six miles away and can be reached in under ten minutes, providing swift connections to Cardiff, Bristol and beyond. Cardiff city centre and Bristol, including Filton, are both typically within a 30-minute drive, subject to traffic conditions.

Newport city centre is also conveniently close, offering an extensive range of shopping, dining and leisure facilities. Highlights include Friars Walk Shopping Centre, a vibrant selection of cafés, restaurants and entertainment venues, excellent mainline rail services, the International Sports Village with the National Velodrome, and Newport Retail Park.

The village itself retains a strong sense of community, with its historic parish church, village hall and welcoming family-friendly public house at its heart. Everyday shopping and additional amenities are available just a short drive away at Spytty Retail Park, making Goldcliff a truly exceptional location that combines the beauty and tranquillity of country living with the convenience of modern amenities and excellent transport links.

**Hallway**

**Living Room** 12' 9" x 11' 10" ( 3.89m x 3.61m )
**Living Room Two**12' 8" x 7' 5" ( 3.86m x 2.26m )

**Shower Room**

**Dining Room**18' 4" x 8' 4" ( 5.59m x 2.54m )
**Kitchen**12' 5" x 8' 4" ( 3.78m x 2.54m )

**Utility Room**

**Landing**

**Bedroom One**11' 11" x 9' 6" ( 3.63m x 2.90m )
**Bedroom Two**12' 2" x 9' 5" ( 3.71m x 2.87m )
**Bedroom Three**12' 6" x 10' ( 3.81m x 3.05m )

**Bathroom**

**Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







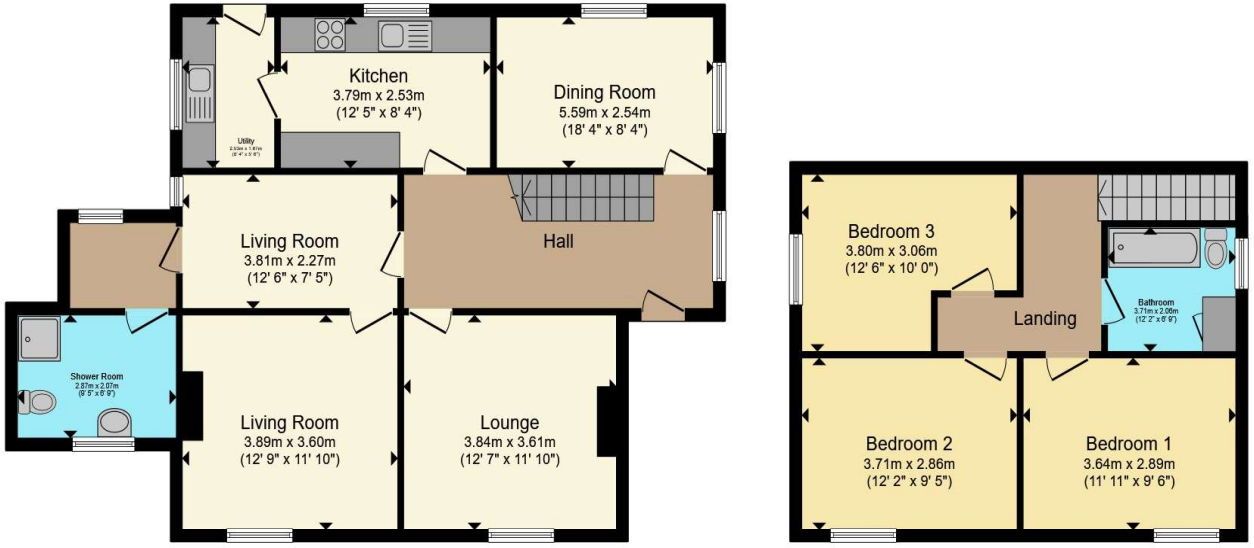








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Total floor area 132.2 m² (1,423 sq.ft.) approx

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## Important Information

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