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Scotchwood Cot Hill, Llanwern Newport
offers in excess of £800,000

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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

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

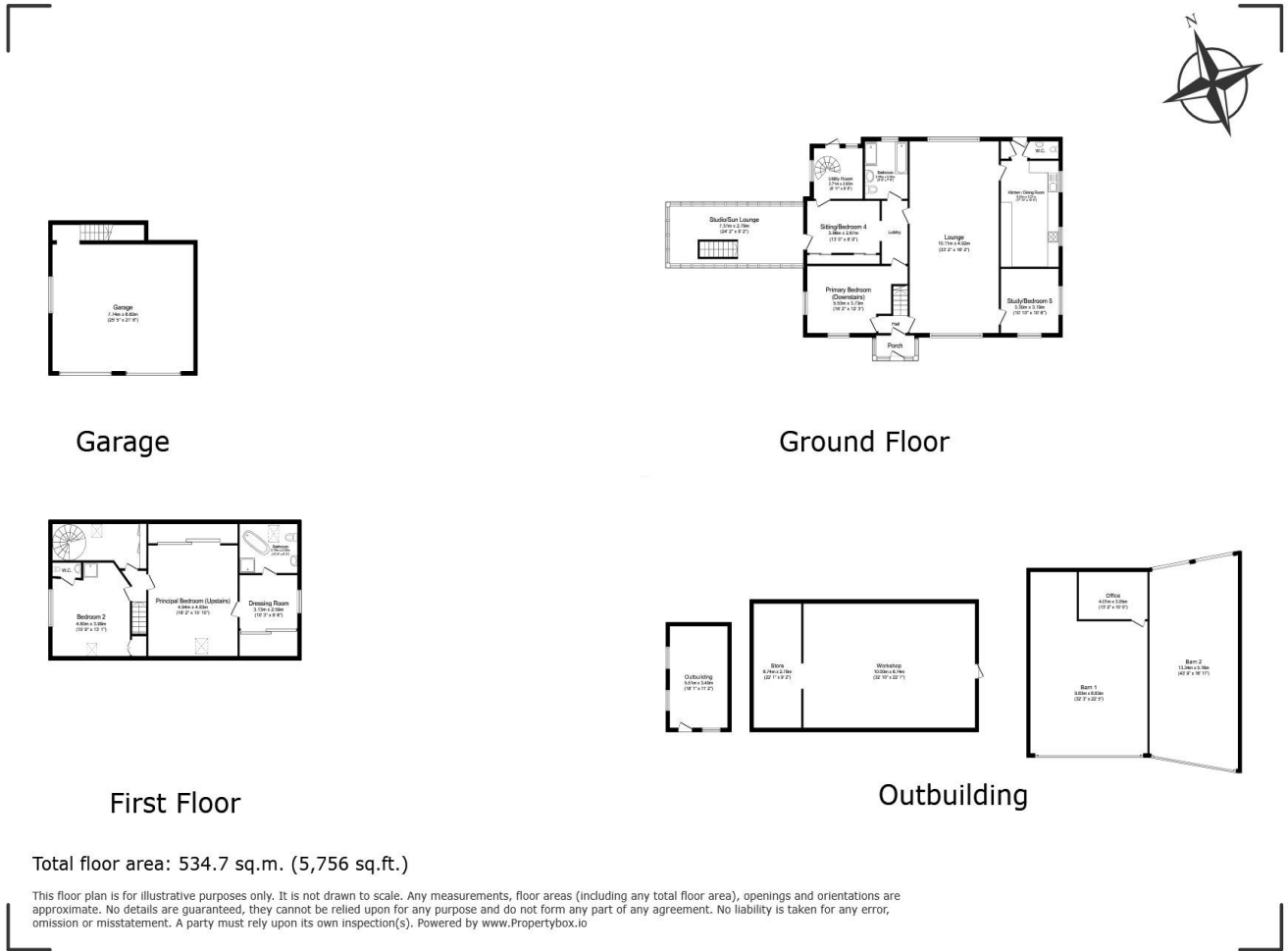
42' x 22' 1" (12.80m x 6.73m)
Workshop 2

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

'Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks'







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.