



NASH, NEWPORT

Offers over **£450,000**



ROSE COTTAGE

Broad Street Common, Nash, Newport, Newport NP18 2BE



Approx a third of an acre
Solar panels
Close to the M4 corridor

Rose Cottage is a beautifully presented two bedroom home set in the desirable Broad Street Common area of Newport. Fully renovated by the current owners, the property blends charming character with modern finishes throughout, creating a warm and inviting living environment. Occupying approximately a third of an acre, it offers generous outdoor space alongside stunning views across the surrounding countryside, perfect for those seeking a peaceful setting.

Inside, the accommodation is light, stylish, and thoughtfully designed for comfortable day to day living, with well proportioned rooms and quality finishes evident throughout. A standout feature is the versatile outbuilding, which lends itself perfectly to use as a home office, studio, or additional storage space.

Conveniently located, the property is within close proximity to Newport Spytty Retail Park and Leisure Park, offering a range of shopping, dining, and entertainment options. Excellent transport links are also nearby, with easy access to the M4 corridor for those commuting east or west. For outdoor enthusiasts, the nearby wetlands provide the ideal spot for relaxing weekend walks.



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KEY FEATURES

- Detached cottage
- Approx a third of an acre
- Solar panels
- Fully renovated by current sellers
- Beautiful countryside views
- Close to the M4 corridor



STEP INSIDE

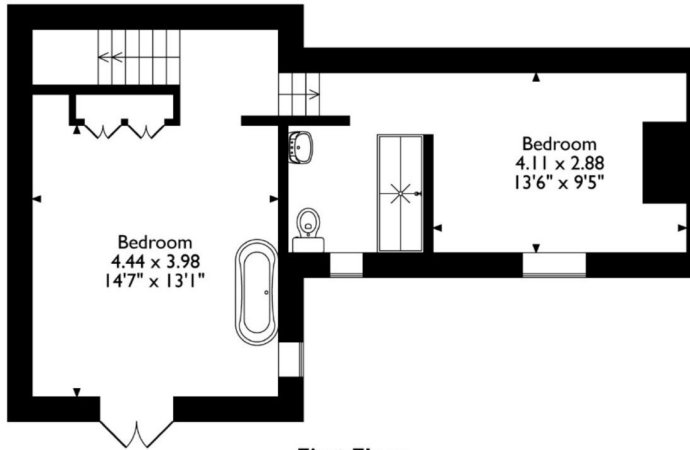


As you step inside, you are welcomed into the hub of the home, a versatile and multi functional reception room that immediately sets the tone for the rest of the property. This inviting space benefits from a charming log burner, creating a cosy focal point, and provides seamless access into both the kitchen and a second reception or family room.

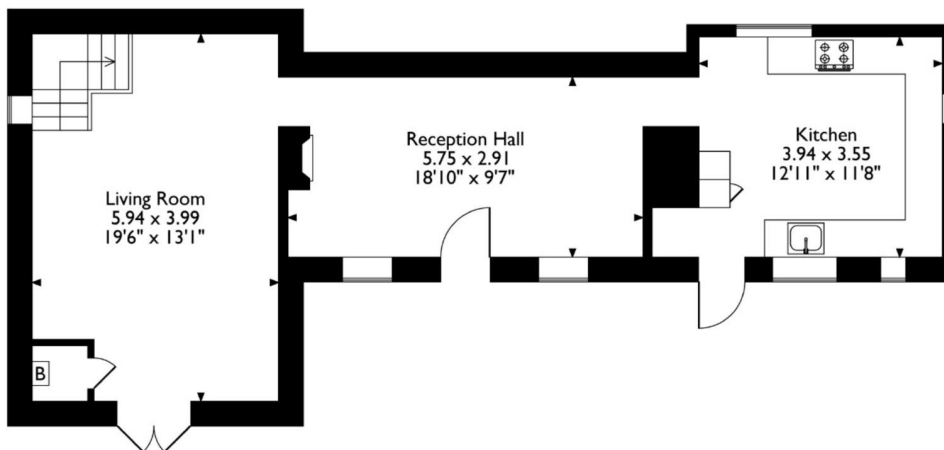
The kitchen is well appointed, offering ample storage alongside integrated appliances, and enjoys direct access to the rear garden, making it ideal for everyday living and entertaining.

The family room is equally impressive, featuring a striking media wall and French doors that open out onto the garden, while also providing access to the stairs leading to the first floor.

Rose Cottage, Broad Street Common Nash, Newport, Newport
Approximate Gross Internal Area
101 Sq M/1087 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property offers two generous double bedrooms and a modern family bathroom.

Throughout, the home has been thoughtfully modernised by the current owners with exceptional attention to detail.

The principal bedroom is a standout space, complete with a freestanding bath and breathtaking views across the surrounding countryside.

STEP OUTSIDE



Set within approximately a third of an acre, this property boasts expansive outdoor space that perfectly complements the home. There is ample parking available, making it ideal for households with multiple vehicles or visiting guests. To the rear of the plot, a highly versatile outbuilding offers excellent potential for a variety of uses, whether as a home office, creative studio, or even an additional source of income, subject to the necessary permissions. The gardens are a true highlight, enjoying sunlight throughout the day with a number of sun trap spots positioned across the plot, perfect for relaxing or entertaining. For those with a passion for gardening, the rear of the garden also features well designed sleeper beds, providing the ideal space to cultivate plants, flowers, or homegrown produce in a peaceful countryside setting.

AGENT'S NOTE

We are advised that there is an air source heat pump at the property.

INFORMATION

Postcode: NPI 8 2BE
Tenure: Freehold
Tax Band: F
Heating: Air Source Heat Pump
Drainage: Private
EPC: B





DIRECTIONS
What3words: ///tuck.fortunate.adjust



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	91	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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