



Myrtle Cottage

Coedkernew, Newport, NP10 8UD



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An attractive opportunity to purchase a smallholding with land extending to approximately 3.54 acres, together with a range of outbuildings offering excellent appeal to lifestyle, smallholding or equestrian purchasers.

- Detached three-bedroom dwelling
- Approx. 3.82 acres (1.54 ha)
- Range of storage outbuildings including four stables
- Pastureland
- Excellent access to A48 and M4
- Conveniently located between Newport and Cardiff

GUIDE PRICE
£525,000

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DESCRIPTION

Myrtle Cottage comprises a well-positioned smallholding extending to approximately 3.82 acres (1.54 ha), including a detached three-bedroom cottage, a range of outbuildings including stabling and grazing land.

The property offers a practical setup with pastureland and a useful range of stables, storage buildings and garage, well suited to lifestyle or equestrian use. The cottage provides a blank canvas for well-proportioned accommodation arranged over two floors with potential for an Annex or multi-generational living. The property has off road parking for a number of vehicles.

SITUATION

Conveniently positioned just off the M4 motorway, the property offers excellent transport links, lying between Cardiff (approximately 7.9 miles) and Newport (approximately 4 miles). Junction 28 of the M4 motorway is situated only 1.7 miles from the property, offering easy access for commuting to the capital.

The property is located a short distance from Coedkernew and benefits from a nearby golf course. The village of Castleton is approximately one mile distant and offers a primary school, petrol station and pub while the surrounding area provides a range of attractive circular walking routes ideal for outdoor leisure.

ACCOMMODATION

Ground Floor

Entrance Porch
Inner Hallway –
Dining Room –
Kitchen –

With access to first floor
With downstairs storage
With fitted wall and base units and plumbing for washing machine
With stone fireplace and traditional beams
Open plan living and kitchen with bathroom and access to external

Rear Porch Lounge –
Annex –

First Floor

Landing
Bedroom One –
Bedroom Two –
Bedroom Three –
Family Bathroom –

Double room with integral storage
Double room with built in storage
Double Room with integral storage
With W/C, sink, storage cupboard and fitted bath.

OUTSIDE

The property benefits from a generous residential curtilage including off-road parking, patio area and lawned gardens. The land extends to approximately 3.54 acres (1.43 ha) of pasture, divided into 2 paddocks to the rear of the property, together with a paddock to the west extending to approx. 0.25 acres (0.13 ha). The land is classified as Grade 4, well suited to grazing and smallholding use, especially pony paddocks, and is bound by stock fencing and mature hedgerows.

BUILDINGS

The property includes a useful range of outbuildings, comprising domestic storage with two adjoining stables, a further two additional stables located to the west, and a timber field shelter, all of which are suitable for a variety of uses including equestrian, storage, workshop, or hobby farming purposes.

ACCESS

The property is accessed directly from the A48, or via Pound Hill. Both are adopted highways maintained at the public expense. Parking is available on both sides of Pound Hill, including to the east of the house and opposite by the garage.

SERVICES

The dwelling benefits from mains water and electricity, together with oil-fired central heating and private drainage (cess pit).

LOCAL AUTHORITY

Newport City Council – 01633 656656

VIEWING

Strictly by appointment with the Agents: David James, Telephone: 01633 880220.

GUIDE PRICE

£525,000 (Five Hundred and Fifty Thousand Pounds)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









