



SEAGULLS

ST BRIDES WENTLOOGE | NEWPORT







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ST BRIDES WENTLOOGE | NEWPORT | NP10 8SR

SEAGULLS IS AN APPEALING RESIDENTIAL AND EQUESTRIAN PROPERTY PACKAGE WITH A WELL PRESENTED AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW OF WOOLWAY CONSTRUCTION, A RANGE OF TIMBER FRAMED OUTBUILDINGS INCLUDING A STABLE BLOCK WITH TACK ROOM, UTILITY AND CLOAKROOM, FEED STORE AND MACHINERY STORE WITH USEFUL YARD AREA, SAND SCHOOL AND LAND EXTENDING IN TOTAL TO APPROXIMATELY 2.2 ACRES.

BENEFITTING FROM A PRIVATE SEMI-RURAL POSITION, WITHIN THE SETTLEMENT OF ST BRIDES WENTLOOGE CLOSE TO THE A48/ M4 BETWEEN CARDIFF AND NEWPORT, PROVIDING LINKS TO WEST WALES, THE MIDLANDS, LONDON AND THE SOUTH WEST. SEAGULLS OFFERS AN EXCELLENT OPPORTUNITY FOR A BUYER WITH EQUESTRIAN OR LIFESTYLE INTERESTS.

- The property provides an excellent residential package for equestrian/ rural enterprise interests
- Detached spacious and well presented three bedroom bungalow of Woolway construction
- Excellent accessible location south of the A48/ M4 between Cardiff and Newport
- Collection of outbuildings including an L-shaped stable block with five standard stables, foaling box/tack room, utility and feedstore, machinery shed and wash box
- Useful yard area with independent access directly onto Hawse Lane
 - Sand School
- Pastureland featuring two stock proof fenced paddocks with mains water providing useful grazing for small scale livestock or equestrian interests.
- Certificate of Lawful Existing Use granted 13th December 2018

Marshfield 1.7 miles • Castleton 2.6 miles • St Mellons 4 miles • Newport 5.7 miles • Cardiff 8.1 miles • Bristol 36 miles • London 143 miles • Newport Railway Station 6.1 miles • Cardiff Central Railway Station 9.6 miles • Bristol Parkway Station 36.6 miles • Cardiff Airport 21.8 miles • Bristol Airport 41.2 miles • Birmingham Airport 113 miles

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Seagulls is well positioned in a quiet semi-rural location directly accessed on the east side of Hawse Lane. The residence is fully enclosed with entrance gate from the roadside to the parking area with additional independent double gated access to the yard area. The property is not directly overlooked and provides a good level of privacy.

Situated in a very accessible location the property benefits from rural views to the north and east. Marshfield, St Mellons and Castleton are all easily accessible nearby, with Hawse Lane providing access to the B4239 road to the south and key road networks of the A48 & M4 to the north providing access to Newport, Cardiff and the Southwest.

Local amenities include Peterson Golf Club, Parc Golf Club, Walnut Tree Farm Parc, Greenacre Nurseries, Peterson Trout Lake, Tredegar House as well as a local village store and pharmacy, Marshfield Primary School, supermarkets and public houses. Further extensive amenities can be found at Cwmbran, Newport and Cardiff.

Those looking for outdoor pursuits will find good outriding and walking with the Wales Coast Path to the south-east.





THE PROPERTY

Seagulls offers a well presented, spacious and light detached residence with character including stable block, yard area, outbuildings, sand school and land. The dwelling and outbuildings are well laid out and benefit from a private rural feel. The property is set across three distinct areas comprising the residence and residential curtilage, stable block, outbuildings and yard area, all weather exercise area and paddocks. The stables and outbuildings would accommodate a home-based business, subject to the necessary consents.

Seagulls comprises a detached, three bedroom bungalow of Woolaway construction which has been extended. The property is well insulated and benefits from double glazing, woodburning stove providing solid fuel central heating and hot water with radiators throughout. The residence has many attractive features including hardwood oak flooring, rear stable doors, timber framed doors and sitting room with cladded beams.

The bungalow is entered from the front door on the western side of the property opening into the spacious entrance porch (2.3m/2.95m) with window overlooking the garden area and leading off to the hallway.

The sitting room (5.21m/5.43m) is the first room located off the hallway featuring dual aspect windows to front and side with views over the garden to the front and stable yard to the south, woodburning stove, feature wooden beams and oak flooring.

Next is the kitchen/diner (5.23m/2.67m) comprising stainless steel double sink, fitted traditional timber finished base and wall units, walk in larders, airing cupboard, tiled floor, window to rear elevation with space for large dining table.

Adjacent to the kitchen is the rear stable style door and hallway. Beyond this is the family bathroom (3.34m/1.66m) with tiled walls and floor equipped with walk in shower, large corner bath, WC and washbasin with dual windows to rear.

The property benefits from three good sized double bedrooms. The first of the double bedrooms (3.08m/3.36m) located opposite the family bathroom features built in storage, laminate floor and window to front. The second double bedroom (3.77m/2.8m) located adjacent to the family bathroom is a good sized double with window to rear. The third "master" double bedroom (3.92m/3.36m) features large wall to wall wardrobe, carpeted floor and window to front with view of garden area.



OUTSIDE

Directly outside, set within the residential curtilage, there is a gated parking area with lawned garden area to the front of the property. A timber framed utility outbuilding is located directly north of the bungalow, with mains electricity and worktop. South of the bungalow is a summerhouse which provides a useful office space.

STABLE BLOCK, OUTBUILDINGS & SAND SCHOOL

Directly south of the residential curtilage of the property is the stable yard with L-shaped timber stable block comprising five stables, foaling box/tack room, utility with WC and kitchen, separate wash box, machine shed hay shed and workshop. The yard is serviced by double gates that provide useful access direct onto Hawse Lane. South of the stable block and yard area is the rectangular sand school.

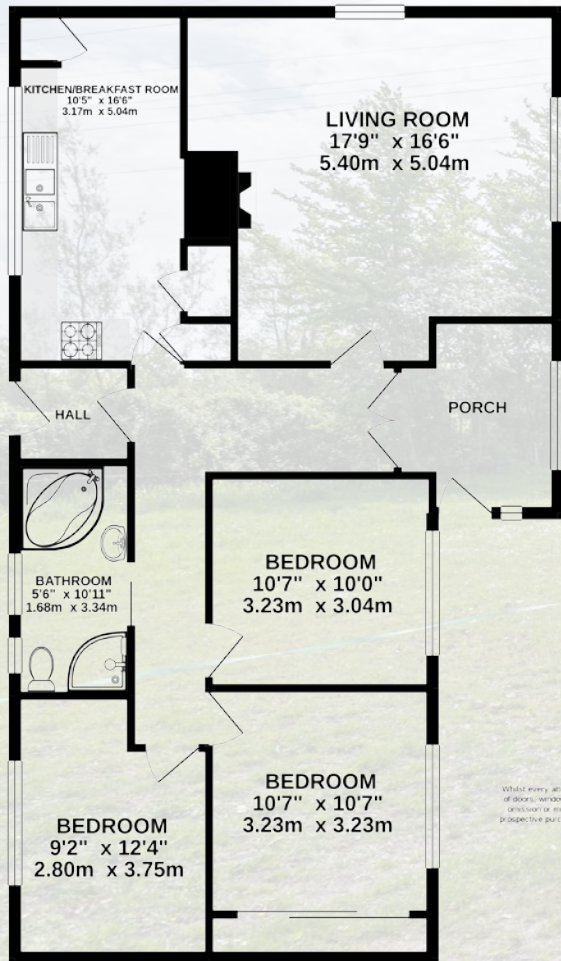
LAND

The land at Seagulls comprises two regular sized paddocks of level permanent pasture positioned directly south of the sand school, with mains water drinkers to each enclosure.



FLOORPLAN

GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA 1007 sq.ft. (93.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1660 sq.ft. (154.3 sq.m.) approx.



TOTAL FLOOR AREA 1660 sq.ft. (154.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Services: Seagulls benefits from mains water & mains electricity. Private drainage is by way of a septic tank. Central heating is by way of solid fuel system with radiators in all rooms.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: D

Planning: Seagulls is subject to an Agricultural Occupancy Condition (AOC); however, a Certificate of Lawful Existing Use/Development (CLEUD) for non-compliance with the AOC was granted on 13th December 2018 by Newport City Council with planning reference 18/0730.

Local Authority: Newport City Council. Telephone: 01633 656656.

Viewings: Strictly by appointment with the selling agents.

Directions: From the M4 Motorway take Junction 28 (Tredgar Park) onto the A48 towards Cardiff. Proceed over the first roundabout, at the second roundabout take the 2nd exit onto Church Lane. After approximately 1 mile and crossing over the new railway bridge proceed along Hawse Lane for approximately 1/2 mile and the property will be on your left hand side.

Post Code: NP10 8SR

Powells Chartered Surveyors, Land and Estate Agents

Singleton Court Business Park

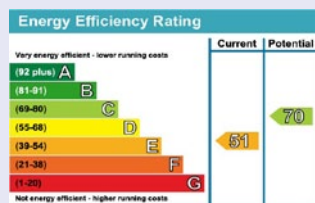
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