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Scotchwood Cot Hill, Llanwern Newport

offers in excess of £800,000

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peter

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)

Internal











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

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















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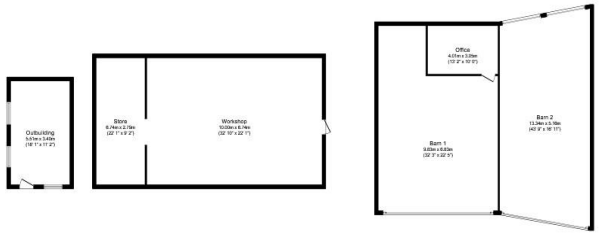
Garage



Ground Floor



First Floor



Outbuilding

Total floor area: 534.7 sq.m. (5,756 sq.ft.)

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