



Newlyn House  
Lon Pennant | Cwmgelli | Blackwood | NP12 1BR

FINE & COUNTRY



# Step inside

## Newlyn House

Located on the entrance to Blackwood town and adjacent to the entrance of Blackwood Golf Club, Newlyn House comes to the open market for the first time in over 40 years and offers extensive family size accommodation over two floors with the option of ground floor multi-generational use if required. The original house dating back to the 1800's has been substantially extended since and now offers accommodation comprising: - Large entrance porch, three/four reception rooms, cloakroom, kitchen/breakfast room, rear conservatory, ground floor shower and utility room. To the first floor there are five double bedrooms, two being en-suite and a family bathroom. Due to the unique layout of this home, one reception room can, if required, be utilised as a ground floor bedroom with en-suite facilities. The home benefits from Upvc double glazing throughout, a luxury kitchen with integrated appliances and gas central heating.

The town of Blackwood was founded in the early 19th century by the owner of a local colliery who envisioned a model village. The town today offers a bustling high street complete with a five screen cinema. There are several supermarkets, doctors and other healthcare, primary and secondary schools. The town has both rugby union and league teams and a cricket club, there are also two golf clubs nearby one of which also offers a hotel and spa facilities.

### ENTRANCE CONSERVATORY

A covered entrance allows access to a large entrance porch with parquet effect cushion flooring, Georgian style double glazing to three sides and side facing French doors. Glazed French doors allow access to:

### ENTRANCE HALL

A 'T' shaped hallway with parquet effect cushion flooring, dado rail, staircase to first floor with storage cupboards beneath, wall cupboard with arched recess over. Access off hallway to:

### CLOAKROOM

Ceramic tiling to walls and floor, ceramic wash hand basin with mixer tap over and vanity unit below, chrome towel radiator, w/c with concealed cistern, extractor fan.

### LIVING ROOM

6.84m x 4.76m (22'5" x 15'7")

A large, spacious reception room with fitted carpet, two front facing windows, feature fireplace with marble hearth and back plate with inset coal effect gas fire and arched alcoves to either side, decorative ceiling coving, two radiators.

### SITTING ROOM

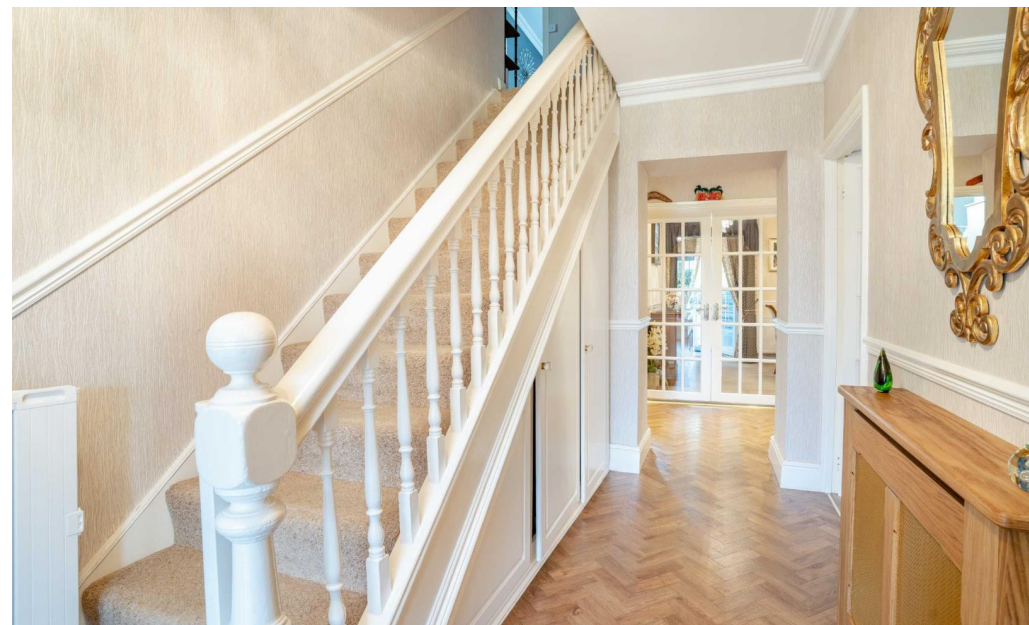
5.00m x 3.71m (16'5" x 12'2")

A lovely, cosy room with front facing window, fitted carpet, marble fireplace with inset coal effect gas fire and arched alcoves to either side, radiator, decorative ceiling coving.

### KITCHEN / BREAKFAST ROOM

5.13m x 4.44m (16'10" x 14'7")

Accessed via a decorative archway in the hallway you will find a German engineered luxury kitchen with oak effect fitted wall and base units including recess with downlighters.



Tiling to splashbacks, granite worksurfaces with integrated drainer and 1.5 bowl stainless steel sink unit with mixer tap. There are integrated appliances including:- Rangemaster 5 burner gas hob and oven with extractor over, dishwasher, microwave and American style fridge freezer. There are two rear facing windows, ceramic floor tiling and space for a table seating six/eight diners. Access adjoins:

### UTILITY ROOM

4.62m x 1.64m (15'2" x 5'5")

A galley style room again fully fitted with farmhouse style wall and base units, roll edge worksurfaces, rear facing window and ceramic tiled floor.

### BOILER ROOM

With free standing gas central heating boiler, wall and base units with stainless steel sink unit, plumbing for automatic washing machine, laminate flooring.

### DINING ROOM

6.49m x 3.60m (21'4" x 11'10")

A large reception room with fitted carpet, decorative ceiling coving, two radiators, decorative and illuminated recess to one wall, Upvc door adjoining a semi-circular rear conservatory being double glazed with wide facing door and laminate flooring. A doorway off the Dining Room allows access to:

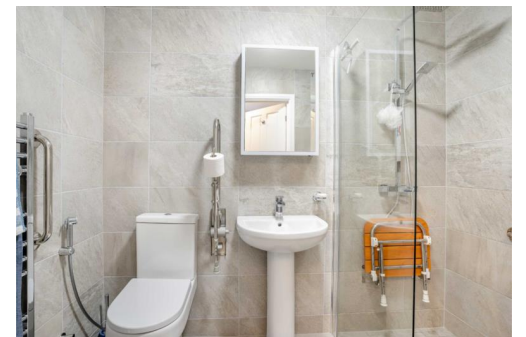
### RECEPTION ROOM 4 / GROUND FLOOR BEDROOM

6 4.69m x 4.06m (15'5" x 13'4")

Currently utilised as a bedroom, this room is L' shaped with fitted carpet, two radiators, rear facing double glazed windows, and side facing double glazed French doors with windows to either side. Access adjoins:

### SHOWER ROOM

Ceramic tiling to floor and walls, shower enclosure with side screen and monsoon/mixer showers over, pedestal wash hand basin, extractor fan, w/c and chrome towel radiator.





#### Stairs to FIRST FLOOR

Staircase with fitted carpet leading to landing having dado rail, radiator, airing cupboard and loft access point.

#### MASTER BEDROOM SUITE

5.53m x 4.61m (18'2" x 15'1")

A large double room with fitted carpet, decorative ceiling coving, two rear facing windows, two radiators.

#### DRESSING ROOM

With fitted carpet, mahogany finish fitted wardrobes and dressing table, front and side facing windows.



#### EN-SUITE SHOWER ROOM

Double shower cubicle with electric mixer shower over, ceramic tiling to walls and floor, towel radiator, w/c with concealed cistern, wash hand basin with vanity unit, rear facing window, extractor fan.

#### BEDROOM TWO

6.90m x 4.76m (22'8" x 15'7")

A very large double room with fitted carpet, full range of fitted wardrobes and dressing table, two double radiators and dado rail.

#### EN-SUITE SHOWER ROOM

Ceramic tiling to walls and floor, double shower with mains mixer shower, w/c with concealed cistern, wash hand basin with mixer tap and vanity unit, side cupboards with central mirror over, towel radiator.



#### BEDROOM THREE

5.00m x 3.72m (16'5" x 12'2")

A large double room with fitted carpet, full range of fitted beech effect wardrobes, bedside tables, dressing table and drawer units, front facing window, radiator.

#### BEDROOM FOUR

4.17m x 3.71m (13'8" x 12'2")

A double room with beech effect fitted wardrobes and dressing table, radiator, rear facing window, fitted carpet.



#### BEDROOM FIVE

3.89m x 3.71m (12'9" x 12'2")

A double room with beech effect fitted wardrobes and dressing table, radiator, side facing window, fitted carpet.

#### FAMILY BATHROOM

A newly fitted, modern, quality suite comprising: - Bath with mixer tap and side screen and mains mixer shower over, large vanity suite with built in w/c, wash hand basin and marble worktop, ceramic tiling to walls and floor, mirrored medicine cupboard, extractor fan, side facing obscured glass window.



# Step outside

## Newlyn House

Approached via a driveway with multi-vehicle parking space which runs alongside a large lawned front garden with extensive planting surrounded by mature ornamental shrubs and trees with a fish pond. To one side there is a covered side porch allowing access to the ground floor reception/bedroom and alongside are steps with a decorative balustrade leading up to the large rear lawned garden again with an abundance of mature shrubs and trees. The rear garden backs onto the golf course.

### AGENTS NOTES

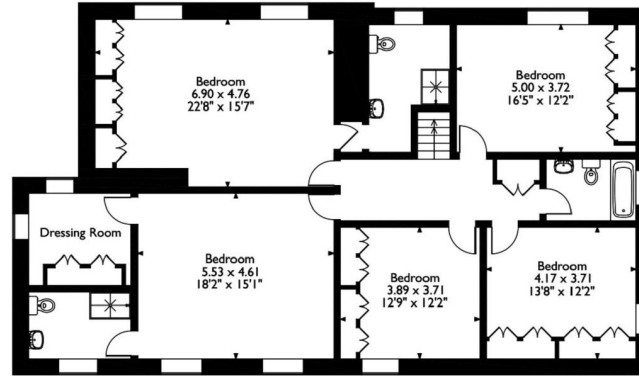
The front garden currently has planning granted for erection of a detached dwelling which will come with the property. The planning permission reference is:- 23/0407/OUT

### DIRECTIONS

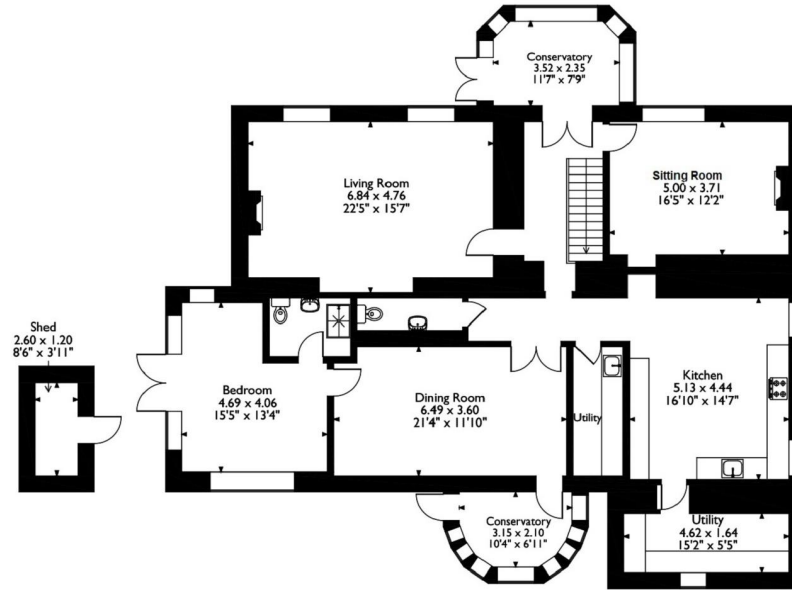
From Newport head north on the A4042 towards Cwmbran, at the roundabout take the second exit remaining on the A4042 towards Abergavenny and Pontypool, at the next roundabout take the 3rd exit then at the next roundabout take the second exit. At the next roundabout take the second exit remaining on the A4042 and take the second exit at the next roundabout signposted Abergavenny/Pontypool, at the next roundabout take the second exit signposted Pontypool/Big Pit. At the next roundabout take the designated lane to the first exit onto the A472 signposted Newbridge remain on this road for approx. 4.5 miles before turning right at the traffic lights onto the A467 and the immediately turn left onto the B4251 (Kendon Road) signposted Crumlin. Continue along this road for just over 1 mile before turning right onto Parkway (signposted Pontllan-fraith). At the roundabout take the second exit signposted Pontllan-fraith/Blackwood and remain on this road for approximately 1.5 miles before taking the second exit at the next roundabout onto the A4048, at the next roundabout take the third exit onto High Street, in a short distance take the first left signposted for the Golf Course, Take the turning right immediately after passing the Ambulance Station and the property is the second house on the left after passing the entrance to the golf club. What3words: [///transferes.averages.cocoons](https://www.what3words.com/transferes.averages.cocoons)



# Newlyn House, Lon Pennant Cwmgelli, Blackwood



First Floor



Outbuilding

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.

Postcode: NP12 1BR | Tenure: Freehold | Tax Band: F | Authority: Caerphilly Country Borough | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(59-64)	E		
(41-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	82
EU Directive 2002/91/EC			



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