



Tyn-y-Brwyn Cottages
Coedkernew | Newport | NP10 8UD

FINE & COUNTRY



Step inside

Tyn-y-Brwyn Cottages

Guide price £750,000

Welcome to Tyn-y-Brwyn Cottages ...

Nestled in the grounds of an old dairy farm in the serene countryside of Coedkernew, Newport, Tyn-y-Brwyn Cottages exudes timeless charm and tranquillity. With nearly 40 years of cherished ownership, this four-bedroom sanctuary is now ready to be taken over by a new family, offering endless potential for someone to add their own stamp and make it their own.

As you approach the property, you're greeted by the inviting porch, leading you seamlessly into the heart of the home - a spacious dining area, where stories are shared and memories are made. From here, step into one of two welcoming reception rooms, each adorned with unique features; one boasting a cosy log burner fireplace, perfect for snug evenings, while the other boasts a grand bow window and a captivating flagstone fireplace.

Continuing the journey, discover the Mediterranean-inspired kitchen/breakfast room, where red brick accents and the arched glass windows and doorway frame picturesque views of the garden and outdoor pool area. Entertaining is effortless here, with ample space to create culinary delights while enjoying the company of loved ones.

Upstairs, four generous double bedrooms await, each offering panoramic vistas of the surrounding fields, inviting peaceful slumbers and waking up to the beauty of nature. A family bathroom completes this level, ensuring comfort and convenience for all.

Outside, the enchantment continues, with ample driveway parking, a large double garage, and gated access to the rear garden. A circular patio, enveloped by fragrant rose beds, sets the scene for al fresco dining and relaxation. Dive into the refreshing waters of the outdoor swimming pool or unwind in the summerhouse, where laughter echoes and memories are forged. Additional storage buildings, including one with a sauna, provide practicality and indulgence in equal measure.

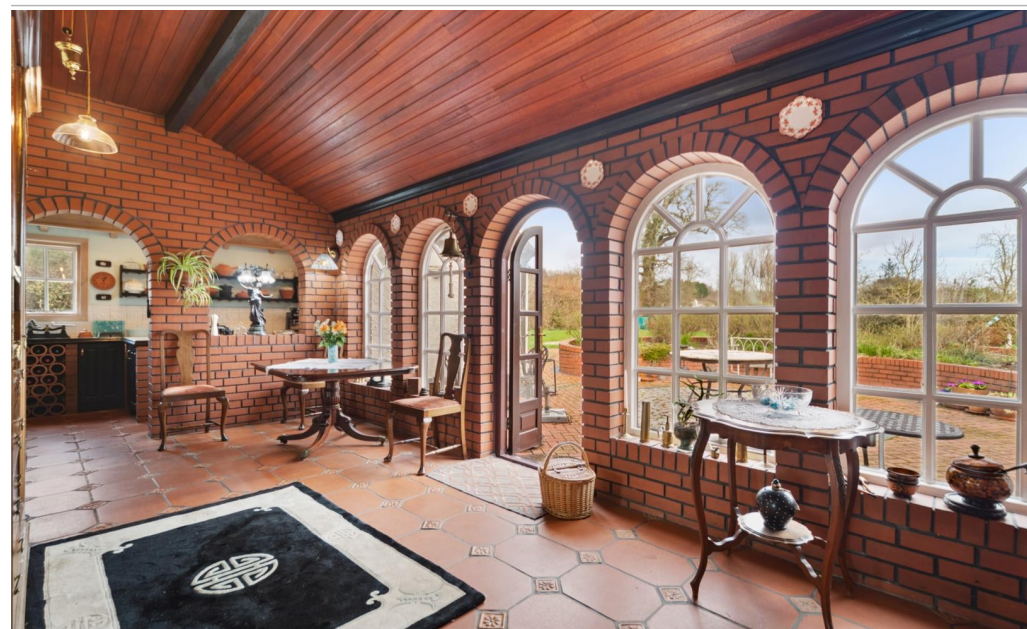
Adjacent to the main garden is a sprawling paddock of approximately 1 acre, offering endless possibilities for outdoor pursuits, from equestrian adventures to leisurely strolls amidst nature's splendour.

Conveniently situated between Newport and Cardiff, with easy access to the A48, M4, and bus routes, Tyn-y-Brwyn Cottages offers the best of both worlds - a peaceful rural retreat enveloped by fields, within reach of vibrant city amenities.

Discover the allure of Tyn-y-Brwyn Cottages, where every moment is a cherished chapter in your story of home. Schedule your visit today and let the journey begin.

DIRECTIONS

What3words: [///glimmers.locker.device](https://www.what3words.com////glimmers.locker.device)







VENDOR INSIGHT:-

"Tyn-y-Brwyn Cottages has been our cherished home for four decades, where we poured our hearts into renovations and even added a double garage to enhance its allure.

Originally from Cardiff, we were drawn to its secluded yet accessible location's perfect blend of countryside tranquillity and urban convenience.

At the time we were seeking a home which was easily accessible from both Cardiff and Bristol where we worked and this was perfect, being only a mile from the eastbound M4 and alongside the M48 into Cardiff. It may be worth mentioning that, currently, it's possible to reach the centre of Cardiff without actually driving through any 20 mph roads.

Previously, we resided in a typical estate but craved a more rural ambiance. Tyn-y-Brwyn Cottages offered the best of both worlds, with excellent bus connections to Cardiff and Newport.

While the larger lounge once doubled as a games room, we now prefer the snug warmth of the smaller lounge, especially when the log burner crackles to life.

The bedrooms offer breath-taking views across the flat landscape, providing a vista that stretches for miles. Surrounded by nature, our initial days here were filled with the playful antics of rabbits and squirrels which were frequent visitors.

My husband took great pride in maintaining both the house and the land.

Our home has been the hub of many social gatherings, hosting memorable events like my sister's wedding with a hundred guests seated on our lawn under a majestic marquee. There's also ample space indoors for entertaining, including double doors downstairs that facilitate seamless flow, and we've celebrated countless milestones with up to 80/100 guests.

The outdoor pool has been a regular source of enjoyment to our friends as well as our family.

We've really relished the spaciousness and cosiness of our home, but now, as it exceeds our needs, we seek a more manageable space.

Tucked away near the A48, yet surrounded by fields, Tyn-y-Brwyn remains a hidden gem, known only to those who discover its serene beauty. Acquiring an acre of land from a local farmer was a stroke of luck, and we seized the opportunity without hesitation. Over the years, my husband utilised it for golf practice, but its potential extends far beyond that. With its ample space, it holds promise for diverse agricultural endeavours, including, for example, beekeeping, or equestrian pursuits.

We'll fondly reminisce about the vastness of Tyn-y-Brwyn - the ample parking for up to ten cars, the freedom it offered, and the sense of security it provided.

My lovely late Maltese Mother adored this house where, every summer, she was able to indulge her love of swimming. She was always the first in and last out and we'll cherish the memories dearly as we bid farewell."

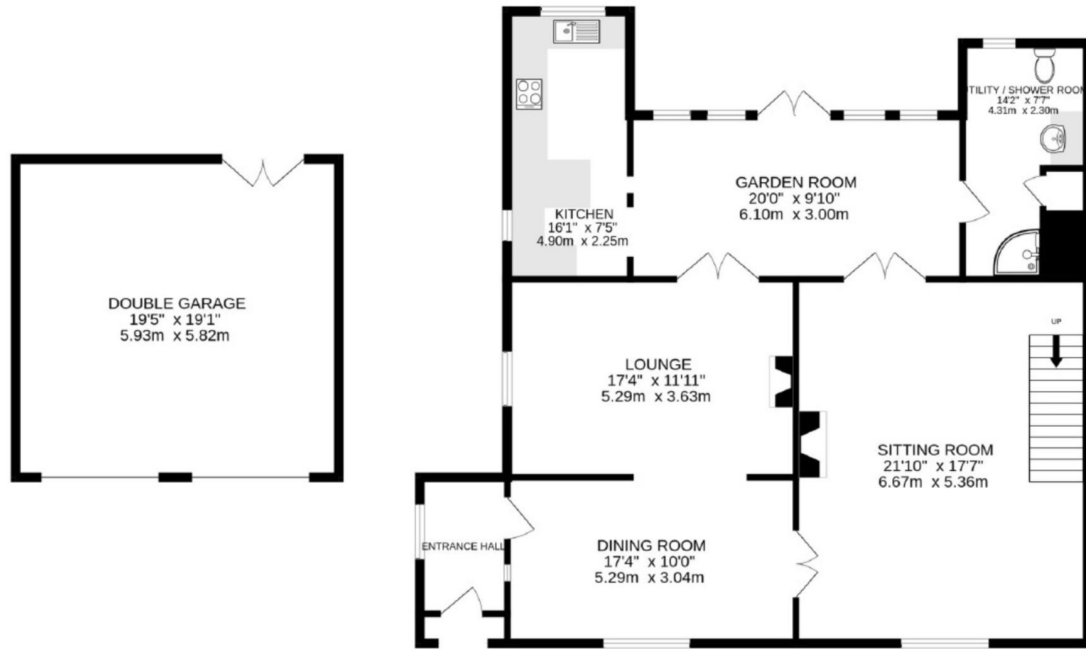


Step outside

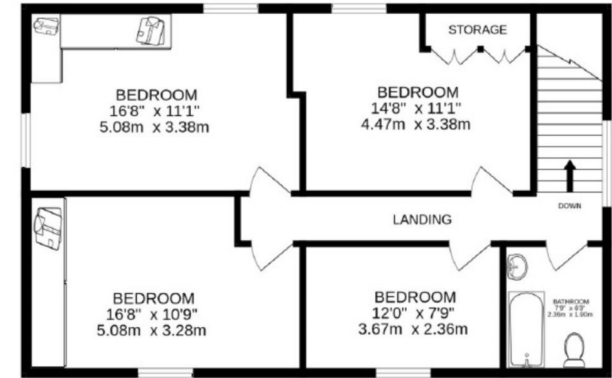
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GROUND FLOOR
1589 sq.ft. (147.6 sq.m.) approx.



1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 2353 sq.ft. (218.6 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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Postcode: NP10 8UD | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Oil | Drainage: Private



*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		
(58-68)	E		
(47-57)	F		
(35-46)	G		
Not energy efficient - higher running costs			
England & Wales			
		83	41
		EU Directive 2002/91/EC	

An aerial photograph showing a rural landscape with rolling green hills and fields. In the center, a white-outlined plot contains several white cottages with dark roofs. To the right, there is a large, modern building with a flat roof and a paved area. The background shows a town and distant hills under a blue sky with scattered clouds.

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