



# LANGSTONE

Guide price **£1,200,000**



# ROSEDENE

Caerlicyn Lane, Langstone, Newport NP18 2JZ



Utility room  
Four bathrooms  
Great views

Welcome to Rosedene, a captivating, modernised and remodelled five-bedroom detached house, gracefully perched in an elevated semi-rural setting, offering sweeping vistas of the picturesque countryside. Spanning approximately 1.46 acres, this property presents a haven of space and versatility, featuring outbuildings, a paddock, and an expansive leisure barn, ideal for leisure pursuits or equestrian activities.

Originally established in 1929, Rosedene harmoniously blends historic character with contemporary elegance, creating an inviting atmosphere for family living. Its perfect location is complemented by its proximity to excellent primary and secondary schools, ensuring a convenient and enriching educational experience for children. For professionals, the nearby M4 corridor provides seamless connectivity to nearby cities both east and west, facilitating stress-free commuting.

Moreover, residents of Rosedene are treated to the convenience of being within close reach of the vibrant Newport Spytty retail and leisure park, offering an array of shopping and entertainment options. Additionally, the world-renowned Celtic Manor Resort beckons with its luxurious amenities and prestigious golf courses, providing endless opportunities for relaxation and recreation.



Guide price  
£1,200,000



### KEY FEATURES

- Semi-rural location
- Five bedrooms
- Leisure barn
- 1.46 of an acre
- Close to M4 corridor
- Large conservatory



# STEP INSIDE



Experience the pinnacle of countryside living combined with urban convenience in this exceptional family home, where every detail has been thoughtfully curated to ensure a life of comfort and fulfilment.

As you step through the welcoming entrance of Rosedene, you're immediately greeted by a spacious vestibule that sets the tone for the luxury and comfort that awaits within.

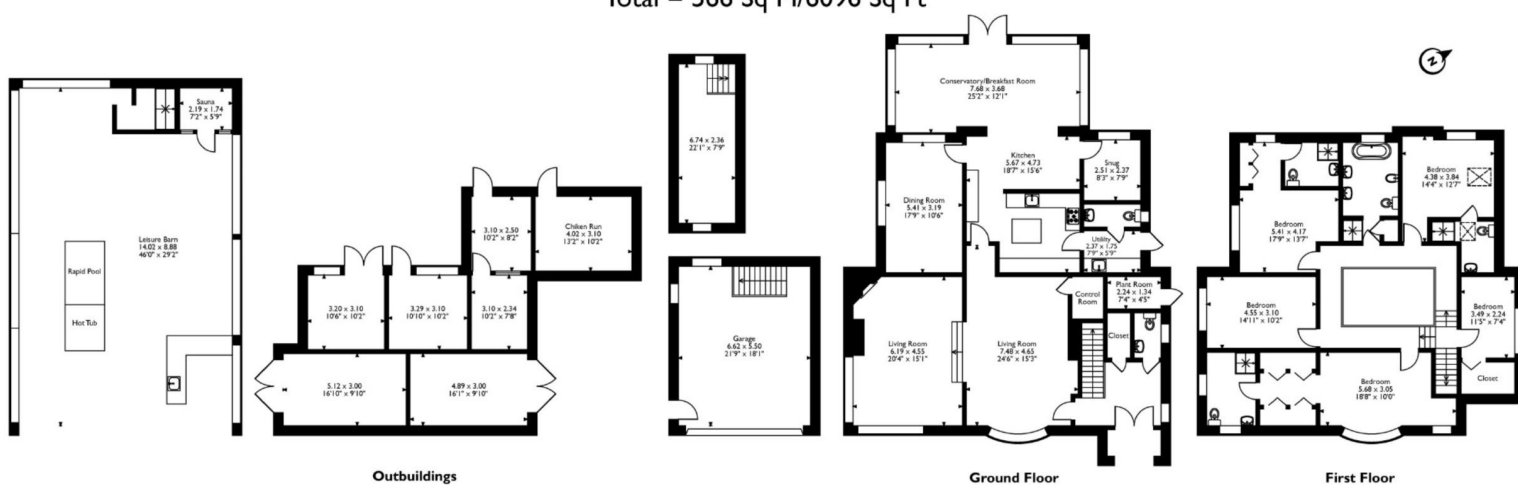
This inviting space offers access to essential amenities, including a convenient downstairs WC and cloakroom, ensuring practicality meets elegance from the moment you arrive.

Continuing through the ground floor you're greeted by the expansive two-tier lounge, a haven of relaxation and entertainment.

The upper lounge seamlessly connects to the kitchen and a tech room, housing the main alarm system, CCTV, and Opus sound system, ensuring your home is not only stylish but also secure and technologically advanced.

Open-plan to the lower lounge, this space exudes warmth and charm, featuring a Dovre log burner and a large feature window that frames breathtaking views of the front garden, the rolling countryside, and the English coastline beyond.

Approximate Gross Internal Area  
 Main House = 306 Sq M/3294 Sq Ft  
 Garage/Outbuildings = 260 Sq M/2799 Sq Ft  
 Total = 566 Sq M/6096 Sq Ft



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.

Step into the heart of the home – the kitchen breakfast room – where culinary delights await. A modern fitted kitchen, complete with granite worktops and fitted units, sets the stage for gourmet creations.

Ample space for an induction range beckons culinary enthusiasts, while access to the utility room ensures practicality reigns supreme. Adjacent, the separate dining room provides an elegant space for formal gatherings, while the conservatory and study/snug offer versatile retreats for work or relaxation.

In the utility room, functionality meets convenience, with access to a WC and side exit to the driveway, streamlining daily routines. The expansive rear-facing conservatory invites natural light to dance across its plantation shutters, while blinds to the ceiling offer privacy and comfort. Step through the doors into the rear garden, where serenity awaits.

Throughout the kitchen, utility room, dining room, snug, conservatory, and cloakroom, underfloor heating ensures year-round comfort, while enhancing the luxurious ambiance of the home.

Ascending to the first floor, you have a gallery landing and access into five bedrooms, each offering a sanctuary of comfort and style. The principal bedroom boasts unparalleled views of the countryside, complemented by a dressing room and ensuite, ensuring a tranquil retreat.

Bedrooms two and three also benefit from ensuite facilities, while a family bathroom caters to the needs of the household. In every corner of Rosedene, thoughtful design and meticulous attention to detail create an atmosphere of luxury and comfort.

# STEP OUTSIDE



Step outside Rosedene and be captivated by the enchanting landscape that surrounds this remarkable property. A generous driveway providing ample space for parking and easy access to the detached garage. This garage is for multi-purpose use and boasts a first floor, for storage use or additional living space. As you explore the exterior, you'll discover the wonders of the wrap-around garden, stocked borders with vibrant flowers, mature trees and shrubs providing shade and privacy. A greenhouse and fruit trees add a touch of charm and functionality to this outdoor sanctuary. Venture to the rear of the property and find yourself in a haven of relaxation. A patio area beckons for al fresco dining and leisurely lounging, while a paddock awaits. Here, a barn stands proudly, housing two stables for those with equestrian interests.

Yet, the crowning jewel of the garden is undoubtedly the luxurious leisure barn. A hot tub invites you to unwind, while a rapid river pool offers exhilarating aquatic adventures. A corner bar sets the stage for gatherings, while a sauna and shower provide rejuvenation. A dedicated gym area completes the picture, ensuring that health and wellness are always within reach. Whether hosting outdoor parties or enjoying quiet family moments, this leisure barn is the perfect retreat for all occasions.

## INFORMATION

Postcode: NP18 2JZ

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Mains

EPC: D





## DIRECTIONS

From the Coldra roundabout take the exit onto the A48 signposted Caerwent, Penhow, at the next roundabout take the second exit remaining on the A48. Continue along this road for approximately 2 miles before turning left onto Caerlicken Lane. The property can be found approximately 1/4 mile along on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, Monmouthshire, NP15 1BQ

01633 449884

[newport@archerandco.com](mailto:newport@archerandco.com)

[www.archerandco.com](http://www.archerandco.com)



ARCHER  
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.