



Linden Lea  
Tregarn Road | Langstone | Newport | NP18 2JS

FINE & COUNTRY

# Linden Lea

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Welcome to Linden Lea - a handsome house nestled within a third of an acre private and mature garden off a peaceful residential road within a popular area to live.

The substantial period home is perfect for families or people who like to entertain, offering four reception rooms, a kitchen breakfast room and conservatory, plus a practical utility room, integrated double garage with potential to convert subject to planning consent, and a cloakroom on the ground floor.

The upper two storeys can boast five double bedrooms, three bathrooms, large games room, plus the potential to create a stunning principal bedroom suite.

Outside, the gorgeous garden offers immaculate lawns cocooned in mature foliage and trees, a sun-drenched patio perfect for relaxing and entertaining and ample space to grow your own produce. Linden Lea is located in the sought after area of Langstone, which has been a popular place to call home since the 10th century when it was known as Villa Segan. Nowadays it can offer a thriving community and facilities that include a pub, cafe, village hall, garage and primary school all within walking distance.

Being within easy access of the M4 and therefore the UK motorway network, the village is the gateway to travel further including Cardiff, Bristol and London, and the mainline train routes plus shopping and socialising choices can all be found in Newport just a few miles away.

At the end of the main road through the village is the Celtic Manor Resort, home of the luxury hotel, leisure and spa facilities and conference centre that was the site of the 2010 Ryder Cup. As well as golf being on the doorstep, so is the beautiful landscape that surrounds the much-loved home's location to explore on foot, bike, horse or on water - from the undulating countryside of the Vale of Usk to the mesmerising Wye Valley Area of Outstanding Natural Beauty.



# STEP INSIDE

## Linden Lea

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### Step inside

Step inside this handsome, substantial home and you are instantly welcomed with period features in the grand yet inviting entrance hall.

This stunning space can easily impress via its cloak of original wood wall panels, panelled staircase, plate rack, panelled internal doors and pretty stained glass windows; it's a memorable and mesmerising start to a tour around this much-loved home.

Into the formal dining room and the panelling continues into this special socialising space. From chatty family meals to late evening dinner parties, afternoon tea with friends to Christmas lunch around a large table - this character packed room can host it all.

The panelling is a fabulous feature that cocoons the room in its period past and creates a more intimate dining atmosphere, but the two large, stained glass laden windows ensure that light and garden views are constant and welcome guests at the table.

Into the main living room and it's a comfortable and light space with three windows and a dual aspect that easily tempts you to snuggle into a sofa to chat, read a book, watch a movie, or just relax and gaze out of the window to admire the gorgeous garden.

At the rear of the house, next to the formal dining room, is the well-equipped, country-style kitchen that has a duo of delightful views into the garden plus space for a table and chairs, the scene of many hurried family breakfasts on school days and lazy Sunday morning brunches accompanied by the newspapers.

Two more reception rooms form part of the sizeable ground floor layout ensuring this house is a versatile home that can morph itself into the lifestyle of an owner - snug, home office, cinema room, playroom, downstairs bedroom - these two extra rooms can be whatever you want or need them to be.





This substantial room on the first floor that runs from the front to the back of the house, and is also accessed off the main landing, is currently being used as a games room but it is the main candidate to be the principal bedroom with the possibility of adding an ensuite to the room such is the space on offer.

Another four double bedrooms complete the slumber spaces on this floor and all are spacious and have numerous windows lavished with stained glass and offering a dual aspect, framing peaceful views of the garden from the pillow from a choice of angles; a delightful way to wake up.

One of the bedrooms can boast an ensuite plus this floor can boast a contemporary and stylish family bathroom that can easily wash away the stress of the day in a sizeable bath and large walk-in shower.

There's a hidden surprise that will impress even further - on the second floor the loft has been converted into a sizeable bedroom located high above the busy rooms below, offering skyscape views and an ensuite shower room to create a sanctuary of silence to embrace you at the end of each day.













# STEP OUTSIDE

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Step outside into the beautiful, mature garden that cocoons this home and the sanctuary of foliage and wildlife fully and wonderfully immerses you. The sloping front garden gives the house an elevated position, providing an absorbing and sweeping view across the treetops and fields to the distant horizon.

The impressive, tree-flanked driveway can accommodate parking for a number of vehicles and the double garage, integrated into the design of the facade of the house, can offer a home for two cars, masses of storage - or both, and even the chance to convert into extra rooms or an annexe, subject to planning permission.

The front garden provides an immaculate lawn flowing out from a front entrance terrace which can easily entice a deckchair or bistro dining set as an ideal place to watch the world go by. The rear garden is a totally private space, surrounded by trees, hedges and fences, with a substantial lawn for children and dogs to play and spend their boundless energy while the adults relax on the garden terrace.

The garden extends to about a third of an acre and provides the perfect balance between peace and parties. It is a truly tranquil outdoor space where you can relax in the sunshine accompanied by the sound of birdsong and bees buzzing around the flower beds.



# LOCATION

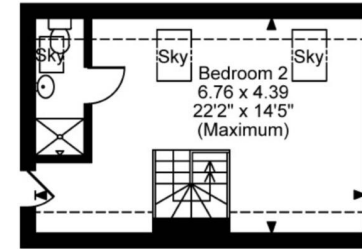
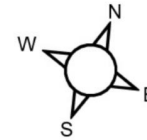
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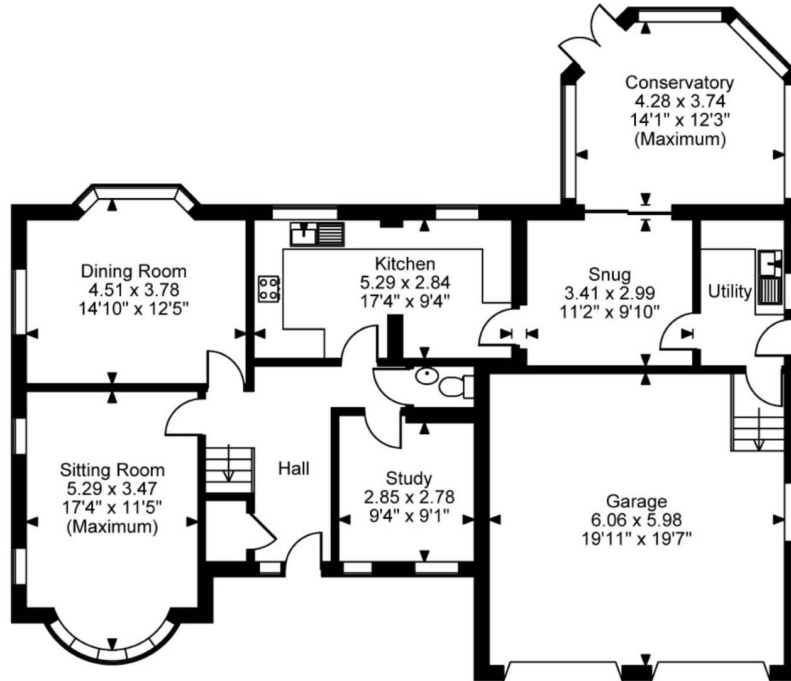




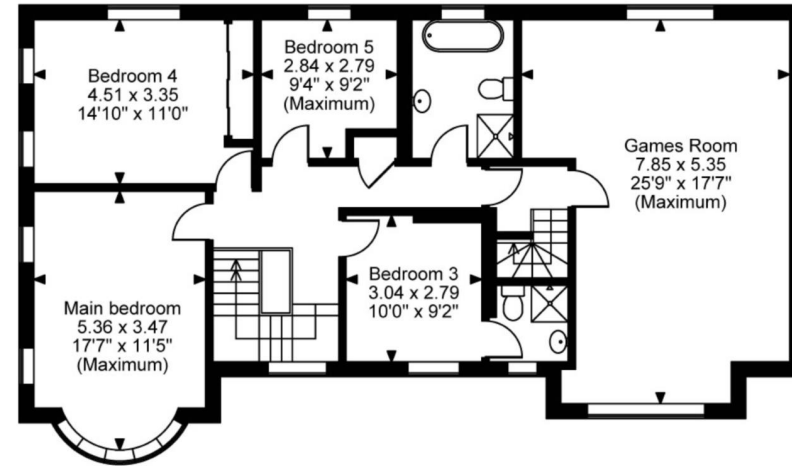
**Linden Lea Tregarn Road, Langstone, Newport, Gwent**  
**Approximate Gross Internal Area**  
**Main House = 2602 Sq Ft/242 Sq M**  
**Garage = 390 Sq Ft/36 Sq M**  
**Total = 2992 Sq Ft/278 Sq M**



**Second Floor**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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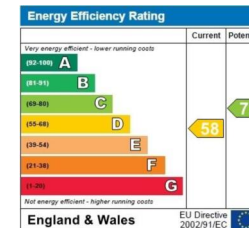
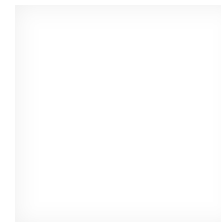


Postcode: NP18 2JS | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Gas | Drainage: Mains

Scan the QR code for more information about this property:

Important notes: All measurements are approximate 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. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.

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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things that make a home*

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