



# **The Gorelands**

Newport, NP18 1JQ

## **Guide Price £1,500,000**

Red Dragon Estates are pleased to offer one of Newport's Premier Mansions. The property, located on a hill in Catsash, is set in 2.5 Acres of mature grounds with far reaching views over the surrounding countryside. The property benefits from 7 Double Bedrooms, 6 en-suites, 4 Grand Reception rooms, a large modern Kitchen / Breakfast room, indoor Swimming Pool Complex, Stabling for 7 Horses, 2 self-contained cottages and luxury fixtures and fittings throughout



One of Newport's Premier Mansions

5 en-suites

**4 Grand Reception Rooms** 

7 Bedrooms

2.5 Acres of Mature Grounds

2 Self-contained Cottages, Stables & Leisure Suite

#### ACCOMMODATION

Reception Hall 26' 1" x 13' 8" (7.94m x 4.16m)
Feature marble floor, stunning marble staircase with wrought iron rail leading to galleried landing

Sitting Room 22' 10" x 20' 11" (6.95m x 6.37m)
Large bay window overlooking grounds, feature cornice ceiling, marble fireplace, feature built in shelved cupboard units

Drawing Room 27' 1" x 19' 0" (8.25m x 5.79m)

Large glazed French doors to front gardens, two will

Large glazed French doors to front gardens, two windows to side, high ceiling, marble fireplace, four radiators and cornice ceiling

**Morning Room** 21' 3" x 13' 9" (6.47m x 4.19m)

Large bay window to front, radiator, marble fireplace with cast iron inset, cornice ceiling, two feature shelf units with storage cupboard beneath, door through to drawing room, glazed door through to dining room

#### **Dining Room**

Dining Room Marble floor with under floor heating, hardwood ceiling, Aga with tiled surround open plan through to conservatory

Conservatory 17' 7" x 16' 2" (5.36m x 4.92m)

UPVC double glazed window to garden, UPVC double glazed French doors to garden, marble floor with under floor heating, open plan through to kitchen/breakfast room

Kitchen/Breakfast Room 22' 10" x 16' 1" (6.95m x 4.90m) Fitted with stunning modern range of floor units with roll top work surfaces, stainless steel double bowl sink with drainer and tiled splashback, built in oven, built in dishwasher, shelved storage area, feature lighting, high level UPVC double glazed window to side, three skylight windows to roof, door through to further kitchen/utility

Further Kitchen / Utility Room 12' 11" x 11' 0" (3.93m x 3.35m)

Range of cream high gloss units with roll top work surfaces, inset four gas hob burner, plumbing for washing machine, tiled floor with under floor heating, UPVC double glazed window to rear and UPVC double glazed door to outside





#### Cloakroom

Comprising low level WC, tiled floor and UPVC opaque double glazed window to rear

#### **Rear Hallway**

Radiator, spacious walk in storage room, original terrazzo flooring and attractive curved feature wall

#### **Second Cloakroom**

Comprising low level WC, vanity sink with marble surround, floor units, marble floor, window to side and radiator

**Study** 12' 3" x 9' 10" (3.73m x 2.99m)

Window to rear, radiator, storage cupboard, telephone point and ceramic tiled floor

#### **Rear Hall**

Second staircase to first floor, radiator, terrazzo tiled floor, opaque glazed door to the rear garden, door to leisure complex

### **Leisure Complex**

Ceramic tiled floor, radiator, access to sauna/third cloakroom, shower room and swimming pool

#### Sauna / Third Cloakroom

Comprising low level WC, vanity sink unit with tiled surround, radiator, ceramic tiled floor and window to the rear

#### **Shower Room**

Walk in shower room, arched doors opening through to the swimming pool

Swimming Pool Area 42' 0" x 34' 5" (12.79m x 10.48m) Swimming Pool 34'5" x 42' (10.49m x 12.80m) Pool measures approx. 7'50 x 4'37, ceramic tiled floor, window to front and side and UPVC double glazed roof. (The pool is currently requiring refurbishment)

**Double Garage** 24' 4" x 21' 8" (7.41m x 6.60m) Ceramic tiled floor and door to storage/pump room

#### Cottages

Two semi-detached, self-contained cottages to the rear of the main house.

#### **Stables**

Large Stable Block to rear with conversion potential.

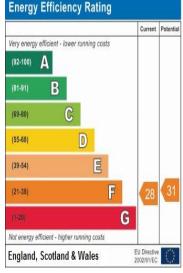


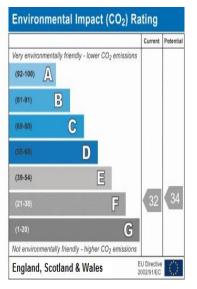












MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### **DISCLAIMER**

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