

**The Stables 6a Westfield Road
Newport**



BEAUTIFUL CHARACTER HOME SET IN HIGHLY SOUGHT AFTER WEST SIDE LOCATION

- CONVERTED EXTENDED AND MODERISED VICTORIAN STABLE BLOCK
- LARGE DOUBLE GARAGE
- LOUNGE WITH VAULTED CEILING
- FITTED KITCHEN/BREAKFAST ROOM
- NO CHAIN
- DOUBLE GATED ENTRANCE TO ATTRACTIVE COURT YARD PARKING AREA AND GARDENS
- SPACIOUS ENTRANCE HALLWAY
- ATTRACTIVE DINING ROOM
- FOUR WELL PROPORTIONED BEDROOMS

Offers Invited £650,000



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NEWPORT

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The Stables, 6a Westfield Road

Introduction

'The Stables' is a remarkable example of Victorian architecture, thoughtfully converted from an original stone stable block into a substantial family home. Nestled in a secluded position just off the sought-after Edwards VII Crescent in Newport, this unique residence has recently been modernised, combining timeless character with contemporary comfort.

Approached through impressive double electric gates, the property opens to a generous cobbled courtyard, offering ample off-road parking as well as a large garage with electric door. Mature, landscaped garden, perfect for outdoor relaxation and entertaining.

Inside, the home welcomes you with a striking stone-arched entrance and a spacious hallway that sets the tone for the well-proportioned rooms throughout. The ground floor features an inviting lounge with a majestic vaulted ceiling, a sizeable dining room ideal for family gatherings, and a stylishly fitted kitchen/breakfast room designed for modern living. There is also a ground floor WC for convenience.

Upstairs, the landing leads to a stunning master bedroom with exposed A-frame beams and walk in wardrobe and large ensuite, underscoring the character of the conversion. Four further bedrooms and a contemporary shower room provide flexible accommodation for a growing family or guests. Thoughtful details such as gas-fired central heating powered by a modern combination boiler ensure year-round comfort.

Situated just a short distance from Newport city centre, residents enjoy easy access to amenities, including shopping, cafes, and restaurants. Excellent road links and proximity to Newport Train Station make commuting to Cardiff, Bristol, and beyond exceptionally straightforward. The property is perfectly placed for those seeking both tranquillity and convenience, with green spaces, respected schools, and well-maintained local parks all within easy reach.

This is an outstanding opportunity to acquire a rare and stylish home, rich in heritage yet thoroughly updated for contemporary living. Early viewing is recommended to fully appreciate the impressive accommodation and prime location on offer—contact us today to arrange your appointment.

NO CHAIN

Council Tax

Band G

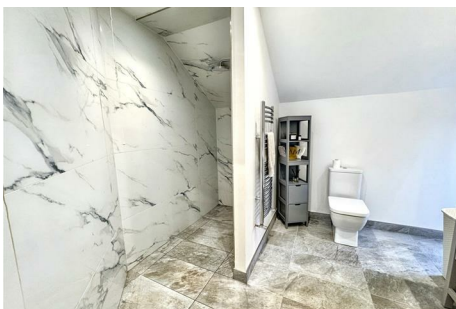
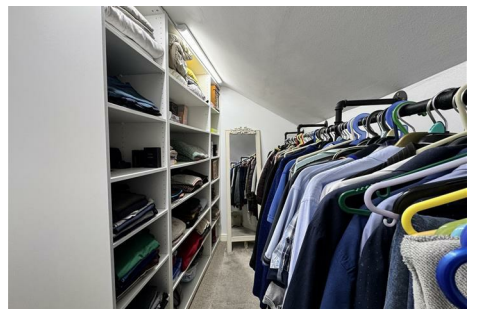
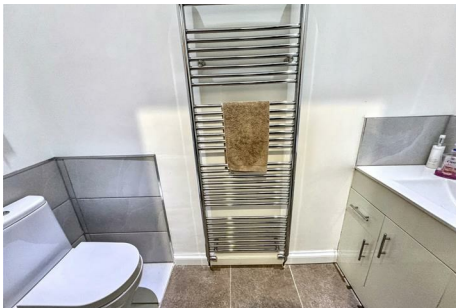
Tenure

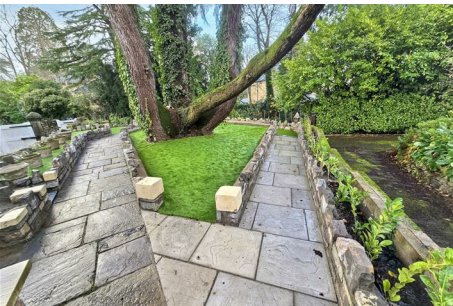
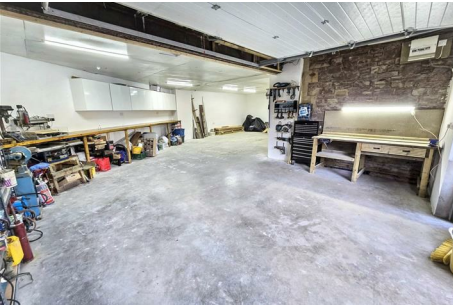
Freehold (Solicitors to confirm)

Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	