



Kemeys Folly

Coed Y Caerau Lane | Kemeys Inferior | Newport | NP18 1JR

FINE & COUNTRY



Step inside

Kemeys Folly

Guide price £1,850,000

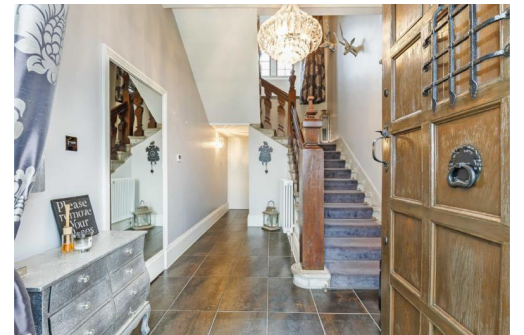
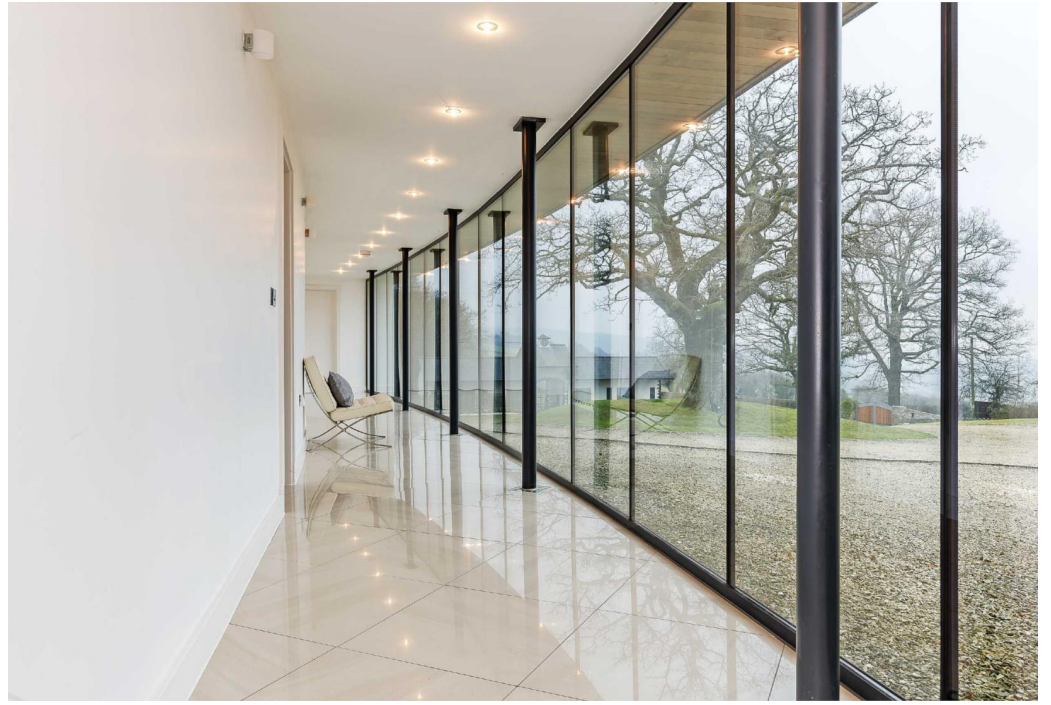
In a superb elevated hilltop setting commanding spectacular views over the Vale of Usk, a beautifully restored Listed Folly featured on Channel 4s Grand Designs. Dating from around the 1700's, and originally a stone built hunting lodge for the Sheriff of Monmouth, the restoration has been combined with cutting edge design via a new glass extension to create what is now a wonderful home. The living areas, including a 43ft open plan living kitchen, an outstanding master bedroom with huge balcony/terrace, with two further bedrooms in the old building with the remaining bedrooms (6 in all and 5 en-suite) in an exquisite single storey extension with feature glazed corridor. The property also benefits from High Speed Broadband, cinema room and full house entertainment system.

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OUTSIDE are formal gardens with panoramic views, a valuable range of outbuildings and stables and a detached leisure building with indoor swimming pool. There are some 24 acres including old woodland and miles of walks and rides in the surrounding countryside.

Although rural and approached off a small country lane the property is also easily accessible. It is under 3 miles from the M4 at The Coldra (Celtic Manor) so is easily accessible to all centres of South East Wales, Cardiff and Bristol. London trains are from Newport or Bristol Parkway, which is just over 20 miles away. There are excellent shopping, sporting and educational facilities close at hand.









Step outside

Kemeys Folly

THE FORMAL GARDENS WITH STUNNING VIEWS DETACHED LEISURE BUILDING WITH INDOOR SWIMMING POOL

The approach is off the country lane via electrically operated security gates onto a sweeping drive that encircles a wonderful old oak tree. The front gardens are partly walled and comprise wide areas of lawn with wide stone steps to the impressive front entrance. To the rear are further gardens and a wide westerly terrace, overlooking the Vale of Usk, and probably the best of the incredible views. Close by is the BOILER ROOM with Biomass boiler. A short distance across the lawn is a LARGE DETACHED LEISURE BUILDING with indoor swimming pool and changing facilities.

THE STABLE BLOCK, MANEGE, PADDOCK & WOODLAND

Off the drive, and backing onto a large paddock, is an excellent MODERN STABLE with tack room, and access to the OUTDOOR MANEGE. There is excellent hacking on the doorstep with miles of rides and walks in the surrounding lanes, and nearby Wentwood Forest. The remaining grounds comprise a lovely area of ancient woodland.

IN ALL SOME 24 ACRES

DIRECTIONS

Exit the M4 at junction 24 and take the A48 towards Langstone/Chepstow. After approximately 0.5 miles turn left into Catsash Road, continue over the mini roundabout and turn right at the T junction at the end of this road. Go up a steep hill and take the second left signposted to Coed Y Caerau and continue on this lane for approximately 1 mile where Kemeys Folly can be found on the left hand side.



Kemeys Folly, Coed Y Caerau Lane, Kemeys Inferior, Newport

Approximate Gross Internal Area

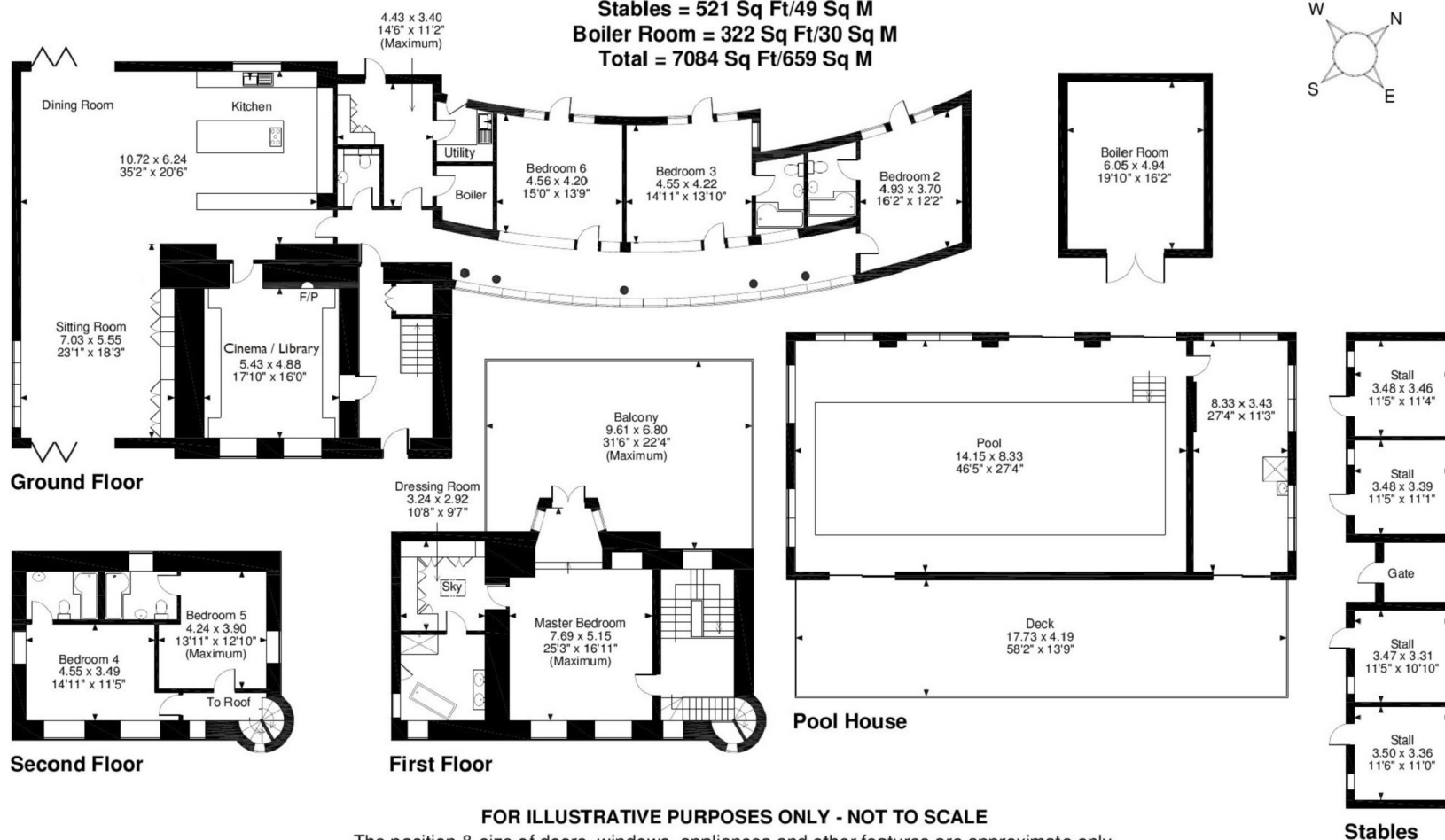
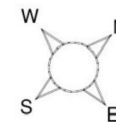
Main House = 4642 Sq Ft/431 Sq M

Pool House = 1599 Sq Ft/149 Sq M

Stables = 521 Sq Ft/49 Sq M

Boiler Room = 322 Sq Ft/30 Sq M

Total = 7084 Sq Ft/659 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Postcode: NP18 1JR | Tenure: Freehold | Tax Band: I | Authority: Newport | Heating: Ground source heat pumps | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 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 are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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