



Kemey's Folly
Coed Y Caerau Lane | Kemey's Inferior | Near Newport | NP18 1JR

FINE & COUNTRY

KEMEYS FOLLY

Kemeys Folly is a magnificent 18th Century former hunting lodge that in recent years has been sympathetically transformed into a very striking family home by award winning architectural practice Davies Sutton. Featured on Channel 4's Grand Designs, this very unique property effortlessly combines historic beauty with contemporary living. "Initially it was the sense of history combined with the spectacular setting that drew my wife and I to the folly," says Dean. "It was built by local landowner George Kemeys in 1712 and it sits within 24 acres on the brow of a hill, so one is afforded the most glorious panoramic views across nine counties. We can see the Brecon Beacons, the Bristol Channel, Wentwood Forest... I don't think you'd ever get planning permission to build a home in such a breathtaking location nowadays."





In a superb elevated hilltop setting commanding spectacular views over the Vale of Usk, a beautifully restored Listed Folly featured on Channel 4's 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 (six in all and five 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.







Seller Insight

“Before purchasing the property in 2005 we were living in a beautiful house in Islington. It featured a tremendous amount of glass, so we embarked upon this project knowing that glass had to play a major part. We wanted to create a very contemporary family home, but we also wanted to make the most of the setting and ensure that the folly itself wasn't lost, but instead stood proud. The architect guided us in terms of the intricacies, but the new structures were definitely designed around the views.”

“One of the things that I love is the fact that we've restored and enhanced this lovely old building, and at the same time we've also been able to incorporate a wealth of technology and bring it up to modern standards. We have high speed broadband, Cat-5 in every room, under-floor heating in the new areas, completely new plumbing and electrics throughout and we also installed a commercial biomass boiler, which is not only more environmentally friendly but also incredibly efficient.”

“My favourite room in the house is the cinema / library, not only because I'm a big film fan, but also because it's a lovely family room and one that has a very different feel to the rest of the house,” says Dean. “It was once the Great Room of the folly and it's now accessed via 'secret' mirrored doors. We had all the hunting scenes that adorn the cornice restored and we've given the room as a whole the feeling of an old library.”

“In every direction all you can see is this incredible natural beauty, but the location is also surprisingly convenient,” says Dean. “We enjoy good access to places such as Cardiff and Bristol, Newport is around fifteen minutes away by car and London can be reached in only 1 hour and 40 minutes on the train (this will be further reduced to under 1 hour 20 minutes when the Great Western Line is electrified).”

“The kitchen, dining and living space is another favourite room of mine because we had the opportunity to design it from scratch,” says Dean. “Everyone congregates in there and everything goes on in there, but we created some separation by making it L-shaped. At either end of the living space we have bi-fold doors, so when the weather is warm we can extend the space right out into the garden.”

“Before we came here the folly had been left to slowly decay, so there was definitely an element of romance when it came to my wife and I taking it on,” says Dean. “We've felt more like custodians and it's been a real honour and an absolute pleasure to breath new life into this lovely old building. Along with the sheer uniqueness of the house I think it will be the location that I'll miss most; being able to wake up and enjoy those spectacular views every day has been amazing.”





















“Within the grounds we have formal lawns and terraces, paddocks, stables, an all-weather manège and around twenty acres of the most beautiful undulating woodland. For the children in particular it's been the most idyllic natural playground, real Boys' Own stuff.”





“The property enjoys this fabulous elevated position and is completely surrounded by around 24 acres of land, so there’s a wonderful feeling of being totally away from it all,” continues Dean.



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.

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, menage, paddock and woodland.

Off the drive, and backing onto a large paddock, is an excellent modern stable with tack room, and access to the outdoor menage. 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.

Registered in England and Wales.

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Approximate Gross Internal Area

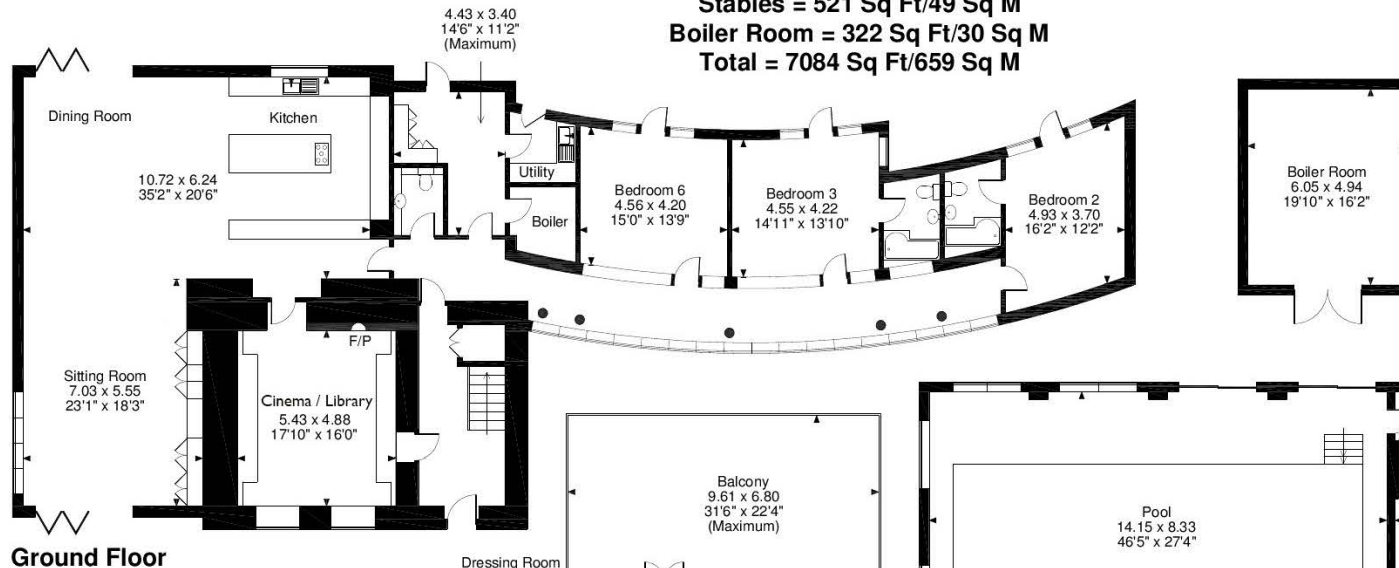
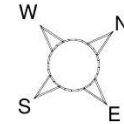
Main House = 4642 Sq Ft/431 Sq M

Pool House = 1599 Sq Ft/149 Sq M

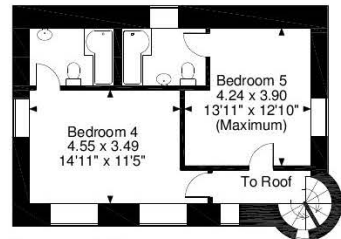
Stables = 521 Sq Ft/49 Sq M

Boiler Room = 322 Sq Ft/30 Sq M

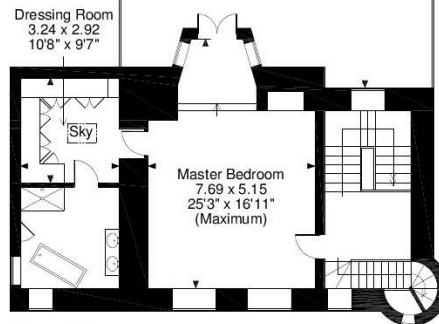
Total = 7084 Sq Ft/659 Sq M



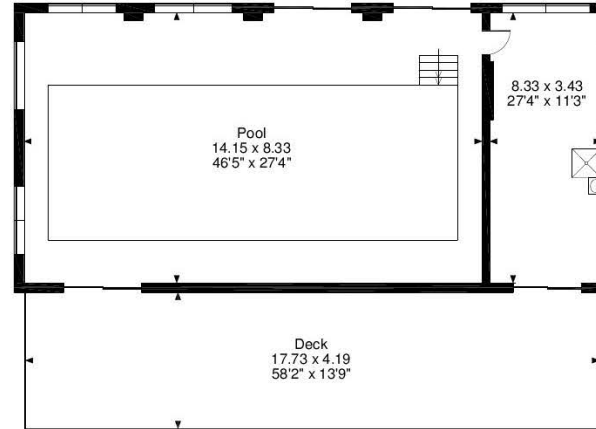
Ground Floor



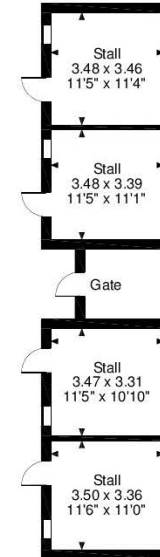
Second Floor



First Floor



Pool House



Stables

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

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Agents notes: All measurements are approximate and quoted in metric with imperial 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 13.02.2017





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