



# WEDGWOOD PARK

A B E R G A V E N N Y

An exclusive development of apartments and family homes in a parkland setting







# WEDGWOOD PARK

A B E R G A V E N N Y

Space to grow, room to breathe

In the grounds of an historic 18th century home formerly known as The Hill, Wedgwood Park, in the Pen-y-Pound area of Abergavenny, is close to the town centre and yet bordered by open countryside, on the fringe of the Brecon Beacons National Park.

The development is a mix of renovated apartments within the existing building, which was the former home of John Wedgwood; converted outbuildings of the gardener's cottage, the stables and the coach house, plus luxury new build family homes, all set within the extensive parkland grounds.





## A BRIEF HISTORY

step back in time

Edenstone Homes draws the name for this stunning new development from its most famous resident, horticulturalist John Wedgwood (1766-1844).

The son of famed potter and entrepreneur Josiah Wedgwood (1730-1795) and uncle to Charles Darwin, John Wedgwood lived at The Hill in the 1830s. Famous in his own right as co-founder of the Royal Horticultural Society, he had a hand in improvements to the impressive walled gardens, the line of which date to 1798 and that give the estate its rarefied status as a “miniature country estate”.

The 20-acre site radiates around the impressive mansion house that has seen many masters. Originally dating from the 17th century, it was extended and a new frontage added in the early 19th century, with further remodeling and a new façade added in 1904.

A rare surviving example of an edge-of-town, miniature country park, the house and gardens have recently attracted the attention of Welsh historic monuments body, Cadw. The site is on a register of Historic Parks and Gardens in Wales.









# LIVING AT WEDGWOOD PARK

discover endless opportunities

Wedgwood Park presents an unrivalled setting of tranquility and privacy. Whether you choose a new-build house, an apartment in the renovated mansion or a converted outbuilding, luxury is assured.

Feel secure within this exclusive, gated development but free to roam the expansive grounds that you can now call home. Add the picturesque, bustling Abergavenny town-centre to the south and the breath-taking Brecon Beacons on your doorstep to the north and your opportunities are endless.

Take a stroll through the extensive parkland, featuring Japanese Maples and a c180 year-old American Redwood, or explore the beautiful woodland trails that have been retained from the original estate.

Have lunch or even a barbeque in the dedicated picnic area, provided exclusively for use by residents of Wedgwood Park.

While the houses have substantial gardens of their own, Edenstone Homes is replanting the Walled Garden that once graced the mansion and is now yours to cherish.

Maintained for you by your management company, Wedgwood Park will have a different pace of life, infused with the trappings of a by-gone era, but with every convenience, facility and comfort of the 21st century Edenstone home in which you have chosen to live.





**WEDGWOOD PARK**  
PLAN

*Nestled on the edge of Abergavenny within the sought after Pen-Y-Pound area of the town. The development borders the Brecon Beacons National Park, yet is within a half mile walk of the thriving town centre.*

### The Grange

An exclusive development of traditional style family homes

### The Manor House

Five spacious and distinctive apartments in the Manor House

### The Mews

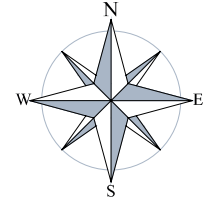
A mix of new build homes and converted outbuildings

### The Meadow

Five family homes in a peaceful parkland setting



*Wedgwood Park has the following features and amenities exclusively for the use of the residents of this 20 acre development.*



- 1 Entrance Gate and CCTV  
*Automated access, dusk to dawn, to the private estate, supported by 24 hour CCTV*
- 2 Parkland  
*3 acres of historic rolling parkland with a wide range of trees and shrubs*
- 3 Walled Garden  
*18th century garden formally laid out with planting and pathways*
- 4 Seating Area  
*The highest point of the walled garden, enjoying views of the Brecon Mountain, a designated quiet area*
- 5 Pedestrian Gate  
*Hidden in the top corner of the walled garden, this secured gate, with further CCTV coverage, provides access to the woodland trails and picnic area*
- 6 Woodland Trails  
*Existing trails, upgraded and maintained through the private residents' management company, meander around the established woodland and lead to the picnic area*
- 7 Gateway to the Beacons  
*Follow the woodland trails, away from the picnic area and beyond the boundary of Wedgwood Park to the base of the Brecon Beacons National Park*
- 8 Picnic Area  
*Relax in a picturesque clearing within the woodland, set out with picnic tables and barbecue area*





# ABERGAVENNY

an altogether different pace of life

Surrounded by the Bloreng, Sugar Loaf and Skirrid Mountains, and built on the southerly foothills of the Brecon Beacons, the town dates from the Roman invasion, when the fort was expanded into a castle in early Norman times.

The Abergavenny of today has a vibrant town centre offering a mix of big-name and independent traders, centred around the historic Market Hall, designed by John Nash.

This thriving community is well served by local primary and secondary schools that are within walking distance, and private schools only a short drive away.

When it comes to recreation and sports, you will not be left wanting. The town enjoys a wide variety of recreational activities, ranging from musical, artistic and dramatic societies to salmon fishing on

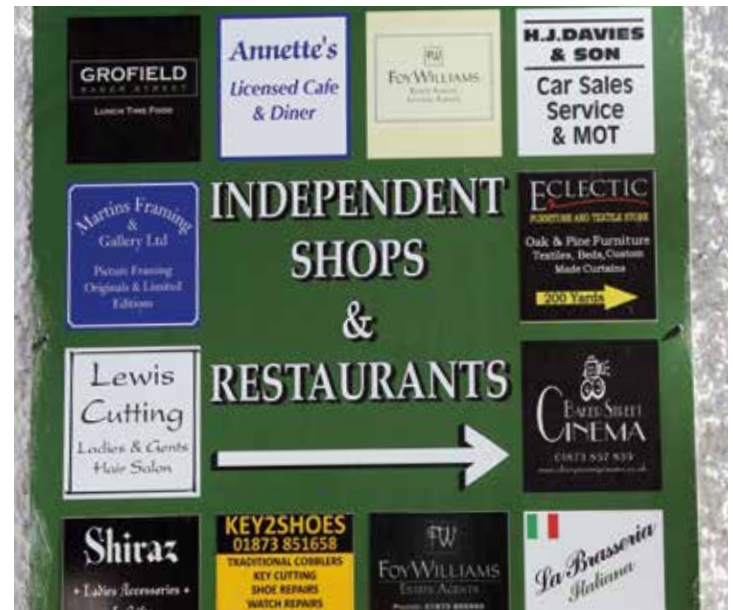
the Usk and nearby Wye rivers, known to be some of the best in Wales. Golfers have three challenging courses from which to choose, and nearby you will find horse riding, mountain biking, rowing and canoeing.

History buffs, once familiar with the town's own Market Hall and castle ruins, can venture out a short way to discover Big Pit – the national mining museum in nearby Blaenavon, or the restored Brecon and Monmouthshire canal system.

Abergavenny is a walkers' paradise, with much to explore on foot and a myriad of guided walks to help you get to know your new home town. For the hardier, you can explore the three mountains overlooking the town opening to the Brecon Beacons that forms the northern boundary.









## LIFE ON A PLATE

spoilt for choice

The annual food festivals in September and at Christmas have made Abergavenny a mecca for world-class and celebrity chefs, gourmands and foodies, but the tradition of amazing food, drink and produce runs deep here.

The town is awash with awards, from breakfast until supper. Wake up to the smell of some of the best sausages in Wales, freshly made by Rawlings Family Butchers, or take afternoon tea at The Angel Hotel, holders of The Tea Guild Award of Excellence since 2008 and recently named as the AA Hotel of the Year in Wales for 2016/17.

The lanes and alleyways of the town are filled with small cafes, bakeries and bistros to keep you nourished throughout the day, but it is at dinnertime that Abergavenny shines, thanks to the The Walnut Tree, on the edge of town. Proudly holding one of Wales' coveted Michelin stars, chef patron Shaun Hill still 'shakes the pans' to ensure you savour the best his kitchen offers.

Closer to the town is the wonderful Hardwick. Also listed in the Michelin Guide and described by Michel Roux Jr as his 'favourite Welsh restaurant', The Hardwick boasts an eclectic and broad menu designed to satisfy. But the plaudits don't stop there for Abergavenny, as a short drive takes in a further three Michelin listed eateries – The Court, The Bear and 1861.

Tuck in.





Postcode: NP7 7RW



## GETTING HERE

Situated half a mile along Pen-y-Pound, Wedgwood Park is less than a mile from Abergavenny town centre and is easily accessible, both on foot or by car. Wedgwood Park is just over a mile from Abergavenny Railway Station, with regular services running to Hereford, with connecting services to the Midlands, or Newport and Cardiff, for routes to London and Bristol.

### By Road

• Brecon	20 miles
• Newport	20 miles
• Hereford	24 miles
• Cardiff	33 miles
• Bristol	41 miles

### By Rail

• Hereford	21 mins
• Newport	24 mins
• Cardiff	37 mins
• Bristol	1 hr 4 mins
• London	2 hrs 28 mins





Edenstone Homes build high quality homes in the most desirable areas of South Wales and the South West of England. Our properties offer stylish, contemporary living whilst providing exceptional standards of traditional design.



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