



The Mynde House
High Street | Caerleon | NP18 1AG

FINE & COUNTRY



Step inside

The Mynde House

A rare opportunity to purchase a truly historic eight bedrooed stone built residence in the heart of the Roman town of Caerleon. Fine and Country Newport and Usk are delighted to act on behalf of the owners in the sale of 'The Mynde House' once owned by John Jenkins the Master of Ponthir Iron Works who, following the Chartist uprising in Newport, built a large wall some 12 metres x 6 metres to protect his property in 1839. The fortress like appearance pays respect to the Castle mound, a large Norman Motte within the enclosure. This historic wall is Grade II listed and predominantly constructed of local red sandstone. The plaque mounted on the wall at the side of Mynde House commemorates the Chartist movement.

The house, whilst being modernised to offer all modern comforts, boasts many original features tastefully incorporated throughout. The vast accommodation comprises entrance vestibule, hallway, cellar, sitting room, formal dining room, kitchen/breakfast room, conservatory/garden room, living room, study, cloakroom, boot room, bar, sun room/second conservatory, laundry room, utility, eight bedrooms, two en-suite bathrooms, three shower rooms and a further bathroom. There is a private driveway providing ample parking and a three bay car port together with a beautiful private landscaped garden with pool. Only by viewing the property will you truly appreciate the grandeur of this magnificent home.

The town of Caerleon itself is recognised for its historically important Roman Fortress and Baths which makes it popular with tourists. Today it is home to numerous small businesses, many of which are near the small common at its centre. The area offers excellent primary and secondary schools, good health care facilities and numerous pubs and restaurants.

A covered entrance way with part glazed double doors to:-

ENTRANCE VESTIBULE

Original tiled flooring. Stunning oak double doors with decorative etched glass panels and original stained glass panels to each side and above. Door to:-

ENTRANCE HALL

Fitted carpet. Radiator. Imposing oak staircase leading to the first and second floors. Understairs cloakroom with tiled floor. Wash hand basin, wc and extractor fan.

Doors off Hallway to:-

SITTING ROOM

6.50m x 5.35m (21'4" x 17'7")

A beautiful main reception room with stripped pine flooring. Two radiators with decorative covers. Original ceiling. Front facing window with double glazed sash windows. Feature marble fireplace with inset coal effect gas fire. Side facing window overlooking the garden room. Half glazed French doors with side panels and original stained glass panels over adjoining the conservatory.

FORMAL DINING ROOM

6.07m x 5.34m (19'11" x 17'6")

Another grand room with one front facing and two side facing double glazed sash windows. Pine flooring. Decorative wall cladding to waist height throughout. Radiator. Serving hatch to kitchen. Feature fireplace with inset coal effect gas fire. Original ceiling.

KITCHEN / BREAKFAST ROOM

6.69m x 3.39m (21'11" x 11'1")

Ceramic tiled flooring. Radiator. Leaded glass fronted display cabinet. Shaker style modern kitchen with cream coloured wall and base units. Granite work surfaces. Tiling to splashbacks. Twin Belfast sink with mixer tap. Integrated dishwasher. Four and two burner Neff electric hobs with canopied extractor fan over, double oven, microwave, American style fridge. Two side facing windows. Inset ceiling spotlights. Access door to cellar. Double glazed patio doors off the dining section adjoin the:-

CONSERVATORY / GARDEN ROOM

7.19m x 4.42m (23'7" x 14'6")

'L' shaped and overlooking the rear gardens with ceramic tiled flooring. Wall and base cupboard. Georgian style door to rear garden. Rear and side facing Georgian windows with decorative stained glass sections. Two radiators and Georgian style door to side patio/BBQ area. Glazed door off kitchen to:-

LIVING ROOM

6.65m x 6.00m (21'10" x 19'8")

A cosy room with pine flooring. Feature fireplace with hardwood mantel above and stone hearth with log store beneath, open fire. Original ceiling coving. Glazed inset display cabinet to one wall. Side facing French doors with shutters. Side facing window with shutters. Radiator. Side facing stained glass window. Door to:-

INNER HALL

Polished stone flooring. Second staircase to first floor. Two Velux windows. Two radiators. Door off to:-

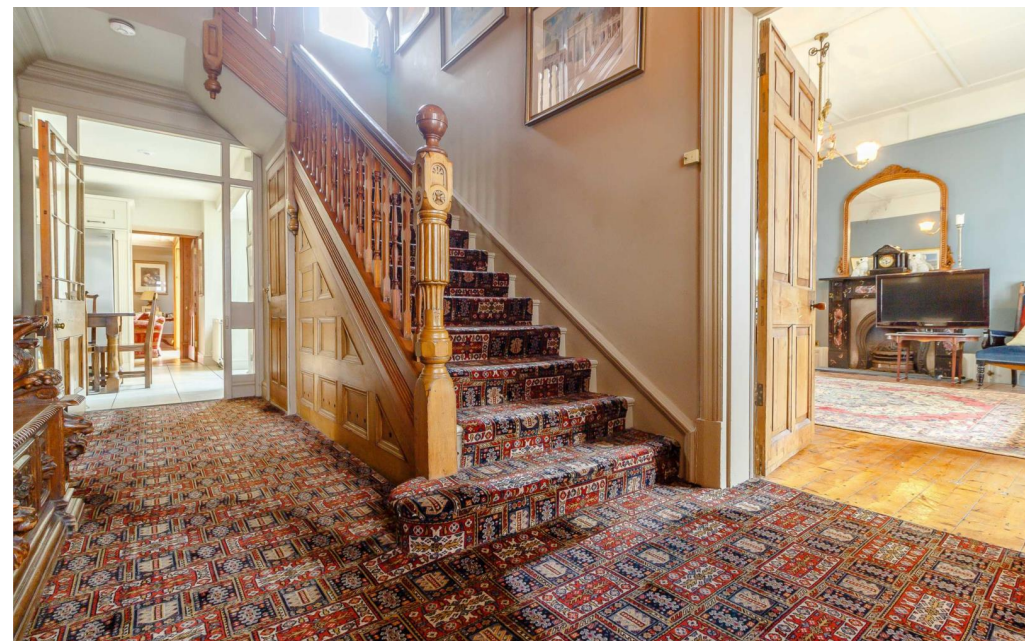
STUDY

5.93m x 4.23m (19'5" x 13'11")

A generous size room with polished stone flooring. Side facing double glazed bay window. Feature stone fireplace with brick surround and inset log burner. Display cabinets to either side. Two radiators and dresser.

CLOAKROOM

Ceramic tiled floor. Pedestal wash hand basin, wc. Chrome towel radiator. Extractor fan.



SIDE BOOT ROOM

2.78m x 1.17m (9'1" x 3'10")

Polished stone flooring. Stone walling to either side. Door to side lane. Feature corner steps. Velux window. A further inner hallway leads off to one side with double doored floor cellar access. Access to:-

LAUNDRY ROOM

3.27m x 2.78m (10'9" x 9'1")

Ceramic tiling to floor and splashbacks. Side facing Georgian window. Wall and base cupboards with work surface. 1.5 bowl sink with mixer tap. Plumbing for automatic washing machine. Ceiling spotlights.

BAR

4.38m x 2.79m (14'4" x 9'2")

With corner bar. Pine flooring. Feature fireplace and doors adjoining the following:-

UTILITY ROOM 2.06m x 2.02m (6'9" x 6'8")

Wall and base units. Roll edge work surfaces. Tiled floor. Loft access point. Rear and side facing windows.

SECOND CONSERVATORY / SUN ROOM

5.84m x 1.82m (19'2" x 6'0")

Polished stone flooring. Side facing Georgian windows and French doors leading off to the outdoor pool area.

Stairs to FIRST FLOOR and LANDING

A staircase from the entrance hall leads to a first floor half landing with doorway off towards the rear of the house that allows access to:-

DRESSING ROOM

4.87m x 3.63m (16'0" x 11'11")

An excellent size room with fitted carpet. Side facing double glazed sash window. Large airing cupboard. Separate storage cupboard. Door to:-

SHOWER ROOM

Ceramic tiling to walls and floor. Two side facing windows. Wash hand basin, wc with concealed cistern, corner shower cubicle with Mira' shower. Radiator. Ceiling spotlighting.

Archway off Dressing Room to:-

Inner landing with fitted carpet. Staircase to ground floor Inner Hallway. Window. Radiator. Door to:-

BATHROOM

Tiled floor and splashbacks. Wash hand basin, wc, bath with shower off mixer taps, side screen. Chrome towel radiator. Ceiling spotlighting. Side facing window.

BEDROOM SIX

5.90m x 3.46m (19'4" x 11'4")

A double room with pine flooring. Two side facing windows. Fitted wardrobes. Original fireplace. Radiator. Two built in cupboards.

BEDROOM SEVEN

6.27m x 3.17m (20'7" x 10'5")

A large double room currently utilised as a twin with side facing window. Pine flooring. Ceiling spotlights. Loft access point and radiator. Doorway to inner lobby with airing cupboard. Side facing window. Loft access point and built-in shelving to one wall.





BEDROOM EIGHT

5.98m x 2.86m (19'7" x 9'5")

A double room with fitted carpet. Two side facing double glazed windows. Radiator loft access point.

SHOWER ROOM

White suite comprising wash hand basin with vanity unit, wc with concealed cistern, corner shower enclosure with mixer shower. Towel radiator. Side facing window. Ceramic tiling to walls and floor.

Returning to the main staircase:-

Five steps lead up from the 1/2 landing to the main first floor landing with fitted carpet. Staircase to second floor.

MASTER BEDROOM

5.32m x 4.60m (17'5" x 15'1")

With fitted carpet. Wardrobes and dressing table. Radiator. Rear and side facing double glazed windows.

EN-SUITE BATHROOM

Split into two defined sections with one having stone clad walls and flooring. Front facing windows. Deep bath with shower off mixer taps. Chrome towel radiator. The second section has stone cladding to walls and floor. Wc with high level cistern, shower enclosure with rain and mixer showers over, ceramic wash hand basin with large vanity beneath and mirrored wall over. Side facing Georgian style window.

BEDROOM TWO

6.07m x 4.72m (19'11" x 15'6")

Large 'L' shaped double room with pine flooring. Two side facing windows with partial wrought iron trellising. Feature fireplace. Radiator and storage cupboard.

EN-SUITE BATHROOM

Bath with shower over and enclosure. Ceramic tiling to walls and floor. Chrome towel radiator. Ceiling spotlights. Wc with concealed cistern, wash hand basin with vanity unit.

To the SECOND FLOOR

Staircase leading to the landing with fitted carpet. Rear facing window. Glazed door to large balcony overlooking High Street with wrought iron balustrade.

BEDROOM THREE

5.93m x 4.19m (19'5" x 13'9")

Two side facing windows. Fitted carpet. Fitted wardrobes. Two radiators. Corner wash hand basin.

BEDROOM FOUR

4.90m x 3.02m (16'1" x 9'11")

A double room with fitted carpet. Fireplace. Front and rear facing windows. Radiator.

BEDROOM FIVE

3.44m x 3.41m (11'3" x 11'2")

Fitted carpet. Front and side facing windows. Radiator.

SHOWER ROOM

Pedestal wash hand basin, wc, corner shower enclosure with mixer shower over. Radiator.



Step outside

The Mynde House

It is set on the main High Street through the Roman town of Caerleon with an imposing entrance way. There is a lane to one side with pedestrian access and remote controlled double gates which open onto a brick paved driveway allowing access to a three bay car port.

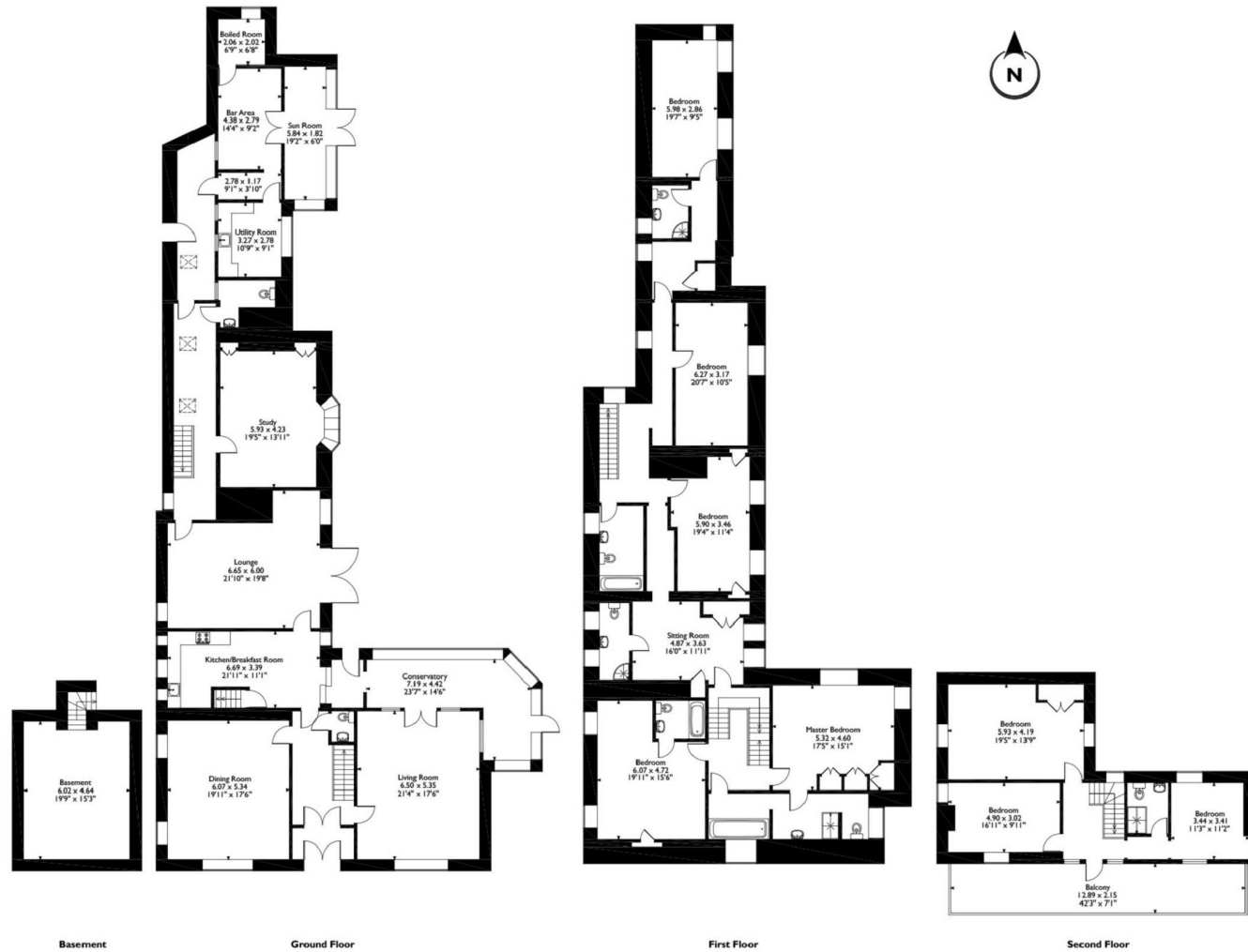
From the property there is French doored access from two conservatories and a wrap around patio with seating, a BBQ area, outside lighting and water supply. There are two stone built storage sheds and a wrought iron gate with fencing to either side provides stepped access to the pool area with artificial lawned surround, mature shrubs and trees, a stunning wisteria and raised beds. Beyond is a flat central lawn with privacy provided by an abundance of mature shrubs and trees.

DIRECTIONS

Heading west on the M4 leave at Junction 25 taking the third exit onto the B4596 signposted Caerleon. Continue along this road passing over the River Usk and enter the one way system in Caerleon. The property can be found a short distance along on the right hand side.



Approximate Gross Internal Area 593 Sq M/6383 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP18 1AG | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-100)	B		
(65-84)	C		
(50-64)	D		
(35-49)	E		
(21-34)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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