



Clomendy Wood
Llansoar | Caerleon | Newport | Monmouthshire | NP18 1LR

STEP INSIDE

Clomendy Wood

Clomendy Wood is a remarkable stone-built manor inspired by the great houses of the late sixteenth and seventeenth centuries. Designed in high Arts and Crafts style by renowned architect A.T. Bolton, this exquisite property was completed in 1914 and remains one of South Wales' finest examples of the movement. Positioned proudly within its extensive 17-acre grounds, Clomendy Wood offers a stunning blend of grandeur, history, and modern potential.

Step inside:

As you approach this magnificent residence, you are greeted by a striking three-sided towered porch with a soaring chimney breast, setting the tone for the grandeur that lies within. Upon entering, the central hall immediately impresses with its two-storey height, intricate Tudor-style beams, a magnificent grand staircase, galleried viewing points, and a breathtaking double-height bay window that floods the space with light.

The ground floor of the property features an array of elegant, spacious rooms perfect for both family life and entertaining. Two distinguished dining rooms, with their rich wood paneling and statement fireplaces, offer exceptional settings for hosting guests. Large bay windows frame the views over the expansive lawn and surrounding woodlands. The kitchen is both practical and spacious, complete with modern appliances, while the downstairs bathroom adds to the convenience of this floor.

The first floor is home to the master bedroom suite, which includes an en-suite bathroom and a dressing room. In addition, there are six further bedrooms, each with its own distinct charm and story, such as one that was once used as a sewing room. The family bathroom, recently and meticulously renovated, serves the upper floor with flair. Every room on this level exudes character, offering a unique window into the property's rich history.

The top floor of Clomendy Wood is an exciting and innovative space. Among the highlights is a beautifully renovated 'bunk room,' tucked into the eaves, offering a fun and creative sleeping space. One of the showstoppers of the home is a bespoke cinema room, soundproofed and equipped with a theater-style setup, featuring original stall-style chairs from a London theatre – a truly special feature for cinema lovers.





SELLER INSIGHT

“ Clomendy Wood has been our cherished home for the past three and a half years. What initially drew us to it was the perfect balance it offered between convenience and natural beauty. I had searched for a long time, convinced we'd have to compromise on either the house or the land, but this property had it all. The setting is truly breath-taking – the drive up to the house never fails to inspire. When we first viewed the property, the entire landscape was covered in snow, it was simply magical.”

“We saw immense potential here, not only as a wonderful family home but also as a place brimming with business opportunities and scope for creative projects. Since moving in, we've poured so much love and effort into making it our own. The entire top floor, once an attic, has been fully transformed. My pride and joy is the art deco-style cinema room we created. We also designed a unique children's room with a hidden space tucked behind a bookcase, which has brought so much joy and excitement to our family.”

“This house holds an undeniable magic. My favourite spaces are my child's rooms, especially the sleepover loft inspired by something I saw on Instagram years ago. Being able to bring that idea to life for him is something I'm deeply proud of.”

“As a passionate gardener, I was drawn to the formal rose garden with dreams of restoring it. Although time hasn't allowed me to complete the vision, the garden remains a private, secluded haven. Living here feels like being in the middle of nowhere, yet we're remarkably close to everything – it truly is the best of both worlds.”

“The wildlife adds a special charm, with owls, bats, deer, and countless birds filling the garden with life and sound. It's been a joy to sit quietly, listen to the birdsong, and feel so connected to nature.”

“This home is also perfect for entertaining. The potential here is extraordinary. One of our favourite spaces is what we fondly call “the great hall,” complete with a disco ball, where we've hosted countless parties. The house has a magical feel, filled with unique architectural touches like an internal bay window and neo-Jacobean features that give it an original and whimsical character. Even the butler's pantry is a quirky space that adds to the home's charm.”

“We've been fortunate to have wonderful neighbours and a strong sense of community here. The nearby farms and surrounding countryside have added so much to our experience of living at Clomendy Wood.”

“What I will miss most is the breath-taking setting – the quiet mornings in the garden, the full moons illuminating the landscape, the tranquil sounds of nature, and the overall sense of peace. It's rare to find such magic in one place, and leaving it will be incredibly difficult.”

* 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.























STEP OUTSIDE

Clomendy Wood

Step outside:

Outside, Clomendy Wood's extensive grounds are a true asset. Beyond the kitchen wing, you will find two utility rooms, stables for three horses, and a double garage with an inspection pit and original hayloft above. The property's 17 acres include a series of gardens set up as 'outdoor rooms' as well as two mature woodlands—Colomendy and Llansoar Woods. An Iron Age stone fort further adds to the historical significance of the land. With the appropriate permissions, there is significant potential for further development within these grounds. A pre planning meeting has already been conducted with a view to installing 10 eco lodges in the woods, to run as tourist accommodation, presenting a wonderful profitable ongoing business opportunity. Meetings were very favourable and meet with the "local development" plan for Monmouthshire. Reports can be provided.

Area description:

The location of Clomendy Wood offers the perfect balance between rural tranquility and convenient access to amenities. Nestled between Usk and Caerleon, the property is situated in the heart of the beautiful Monmouthshire countryside. The area offers a variety of excellent primary schools, with many local children attending prestigious private schools in Monmouth and Rougemont. Nearby, you'll find award-winning country pubs and hotels, historic sites, and leisure facilities such as Llandegfedd Reservoir. The charming riverside town of Usk is just a stone's throw away, while the Welsh border towns of Monmouth and Chepstow, with their independent cafes, shops, and festivals, are within easy reach. For those commuting, the M4 is a mere 15-minute drive away, with Cardiff and Newport offering further accessibility.

Directions:

What3Words:///subplot.always.joins



Clomendy Wood Llansoar, Caerleon, Newport

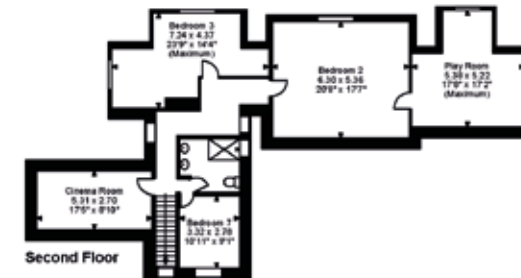
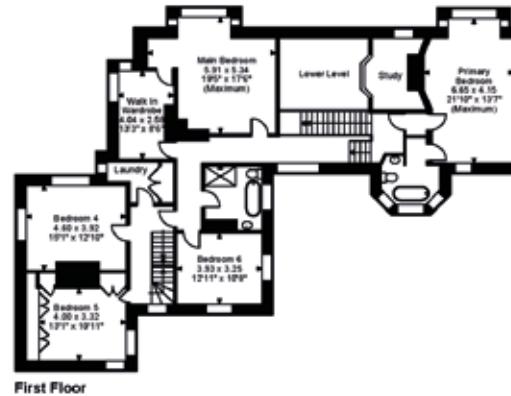
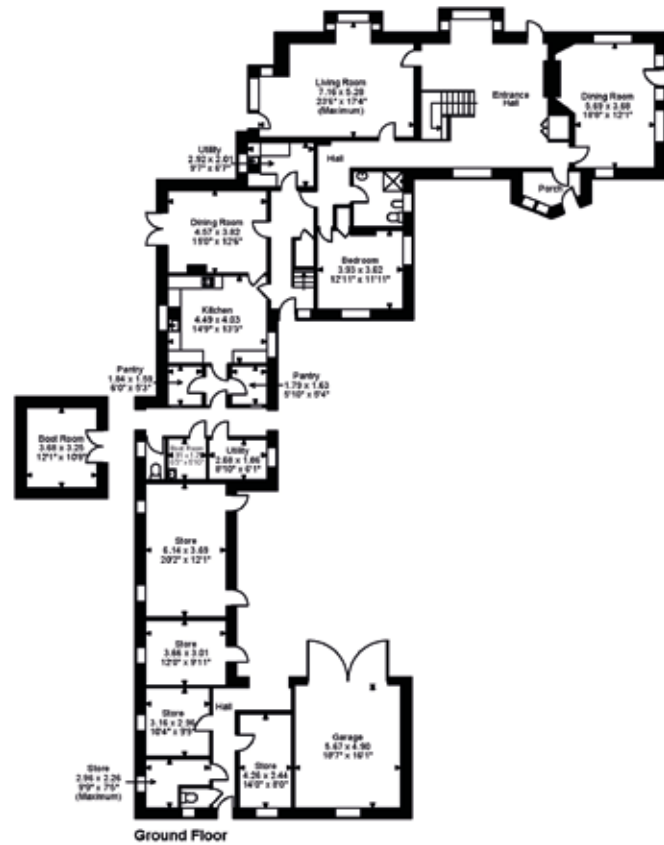
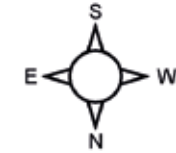
Approximate Gross Internal Area

Main House = 6355 Sq Ft/590 Sq M

Garage = 299 Sq Ft/28 Sq M

Boot Room = 129 Sq Ft/12 Sq M

Total = 6783 Sq Ft/630 Sq M



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Fine & Country Newport
Merlin House, Langstone, Newport, NP18 2HJ
01633 927 277 | newport@fineandcountry.com

