

Mount Ballan House

Portskewett, Caldicot



A beautifully proportioned Grade II listed property with a wealth of period features across more than 6,600 square feet, exuding style and grace. Just a short train journey to Bristol Temple Meads and Cardiff Central.



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Summary of accommodation

Main House

Cellar

Ground Floor: Entrance hall | Study | Drawing room | Dining room | Sitting room | Kitchen/breakfast room

Utility room | Plant room | WC

First Floor: Principal bedroom with ensuite and dressing room | Four further bedrooms, one with an en suite

Family bathroom | WC

Garden and Grounds

Double Garage



Situation

(Distances and times are approximate)



Caldicot is a small market town and home to the medieval Caldicot Castle. All traditional, local facilities one would expect are available including supermarkets (Waitrose and Asda) and Cribbs Causeway, the largest shopping centre in the South West, is only a 20 minute drive away.



Severn Tunnel Junction Train Station is less than a 10 minute drive and there is easy access to a number of well regarded schools including Dean Close St John's at Chepstow, Rougemont and Tockington over the bridge.



Mount Ballan House also provides easy access to some of the most beautiful scenery Britain has to offer including the stunning Wye Valley, the Brecon Beacons and the South Wales coast, yet its proximity to the Severn Bridge means the junction of the M4 and M5 is just 15 minutes away.



The train journey to central London takes just 1 hour 45 minutes.



The Property

The property comprises five bedrooms, three bathrooms, four reception rooms, a large reception hall, kitchen/ breakfast room, guest cloakroom, utility room, a quadruple garage, cellars and approximately four acres of gardens and grounds.

Whilst originally built in 1837 and serving as the vicarage, it was in 1879/80 when Thomas Walker acquired the house that it was extended to what can be enjoyed today.

Mount Ballan House has a hidden gem quality.

What gradually appears as you turn into the drive is the unexpected grandeur of a Tudor Gothic facade with rendered walls, ashlar stone dressings, gabled bays, a Welsh slate roof and a beautiful, welcoming entrance porch.

Adjoining the house is a vast quadruple garage which could easily be integrated into the house through the utility room and converted to offer further accommodation (subject to necessary consents).

To the front is a driveway with parking for multiple vehicles and wrapped around the house is approximately four acres of lawns, terraces, borders, hedging and grounds. A separate gated access to the eastern edge of the land strongly suggests the potential for the development of a further home or homes with minimal interaction with the main residence (subject to necessary consents).



Mount Ballan's interior has a spacious, natural flow with all four reception rooms and the upper floor accessed from the large reception hall with its attractive carved wood staircase and stained glass window. The grand drawing room, dining room and sitting room all enjoy high ceilings, attractive south west facing aspects and access to the rear terrace. The study offers an impressive sense of space and is served by an attractive stone fireplace. At the other end of the house is the kitchen/breakfast room with separate rear access and a larger than usual utility room for wet dogs and boots. Upstairs, a large landing offers access to well proportioned bedrooms and an exceptional, south west facing principal suite with en-suite bathroom and dressing room.



Outside

Outside, the gardens and grounds offer privacy and seclusion behind stone walls, railings and hedges, whilst being extensive enough to accommodate ponies, a kitchen garden and a rugby pitch.

Property Information

Tenure: Freehold

Local Authority: Monmouthshire County Council

Council Tax: Band I

EPC: D

Guide Price: £1,495,000

Postcode: NP26 5UN

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House = 618 sq m / 6,652 sq ft

Garage = 98 sq m / 1,054 sq ft

Total Area = 716 sq m / 7,706 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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