

# Mount Ballan House

Portskewett, Caldicot



A beautiful Grade II listed home with timeless charm, superb space, and grounds offering exciting potential to enhance or expand. A rare chance to own a truly special home. Sold with no onward chain.

  
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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)

 Mount Ballan enjoys a convenient Monmouthshire setting within easy reach of key amenities and major transport links. A full range of shops and services can be found locally, while larger retail and leisure options are just 20 minutes away at Bristol's Cribbs Causeway.

 The area is also well served by highly regarded schools, including Dean Close St John's School in Chepstow, Rougemont, and Tockington Manor.

 Severn Tunnel Junction station is around 10 minutes by car, offering fast rail connections to London, Bristol, Cardiff and beyond. The M4/M5 corridor is easily accessed via the Severn Bridge, just 15 minutes away.

 Some of Britain's most celebrated countryside lies nearby, from the Wye Valley and the Brecon Beacons to the South Wales coast, with scenic walks, outdoor pursuits, and green space on your doorstep.

 Caldicot also hosts a growing calendar of music and community events at its historic castle, adding to the area's warm and welcoming feel.



## The Property

Mount Ballan House is a beautiful Grade II listed residence offering over 7,000 sq ft of accommodation, generous cellars, a vast quadruple garage, and around four acres of gardens and grounds. Comprising five bedrooms, three bathrooms and four elegant reception rooms, this is a home of scale, legacy, and rare architectural distinction. Originally built in 1837 and extended in 1879/80 by Thomas Walker, the house presents an impressive Tudor Gothic façade with rendered walls, ashlar stone detailing, gabled bays, and a striking entrance porch.

The interior is characterised by high ceilings, flowing proportions, and abundant natural light. A large reception hall with a carved wooden staircase and stained-glass window forms the heart of the home, linking all four reception rooms and the upper floors. The grand drawing room, dining room and sitting room all enjoy south-west facing views and open directly onto the rear terrace, while the study features an original stone fireplace and generous space for work or relaxation. To the rear, the kitchen/ breakfast room offers secondary access, alongside a spacious utility room and guest cloakroom.

Upstairs an expansive landing leads to five well-proportioned bedrooms, including an exceptional principal suite with en suite bathroom, dressing room and south-west aspect. The additional bedrooms provide space for guests, family or home offices. Adjoining the house, the quadruple garage offers excellent potential for incorporation into the main residence (subject to consents), or adapted for guest or multi-generational accommodation. The loft spans the full length of the house and may also offer further potential for conversion, subject to the usual planning consents.



Outside, an in/out driveway offers parking for several vehicles, and the surrounding grounds include level lawns, terraces, mature trees, borders and hedging, with ample space for outdoor living, family life or a kitchen garden. A separate entrance to the land offers a discreet access point and may lend itself to the future development of one or more additional dwellings (subject to the necessary planning consents), with minimal impact on the main house. Mount Ballan House is a remarkable home, rich in history, full of potential, and ready to be cherished for generations to come.



## 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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