



## THE COURT HOUSE, MONMOUTHSHIRE

NP16 6LX



# THE COURT HOUSE, LLANVAIR DISCOED, MONMOUTHSHIRE

Offering rare presence and charm, Court House is an historic, Grade II listed residence in the heart of timeless Llanvair Discoed, blending rich heritage, beautiful grounds, scope for multi generational living and excellent connectivity.



Local Authority: Monmouthshire Council

Council Tax band: I

Tenure: Freehold

Mains electricity, water. Private drainage. Oil central heating, wood burner.

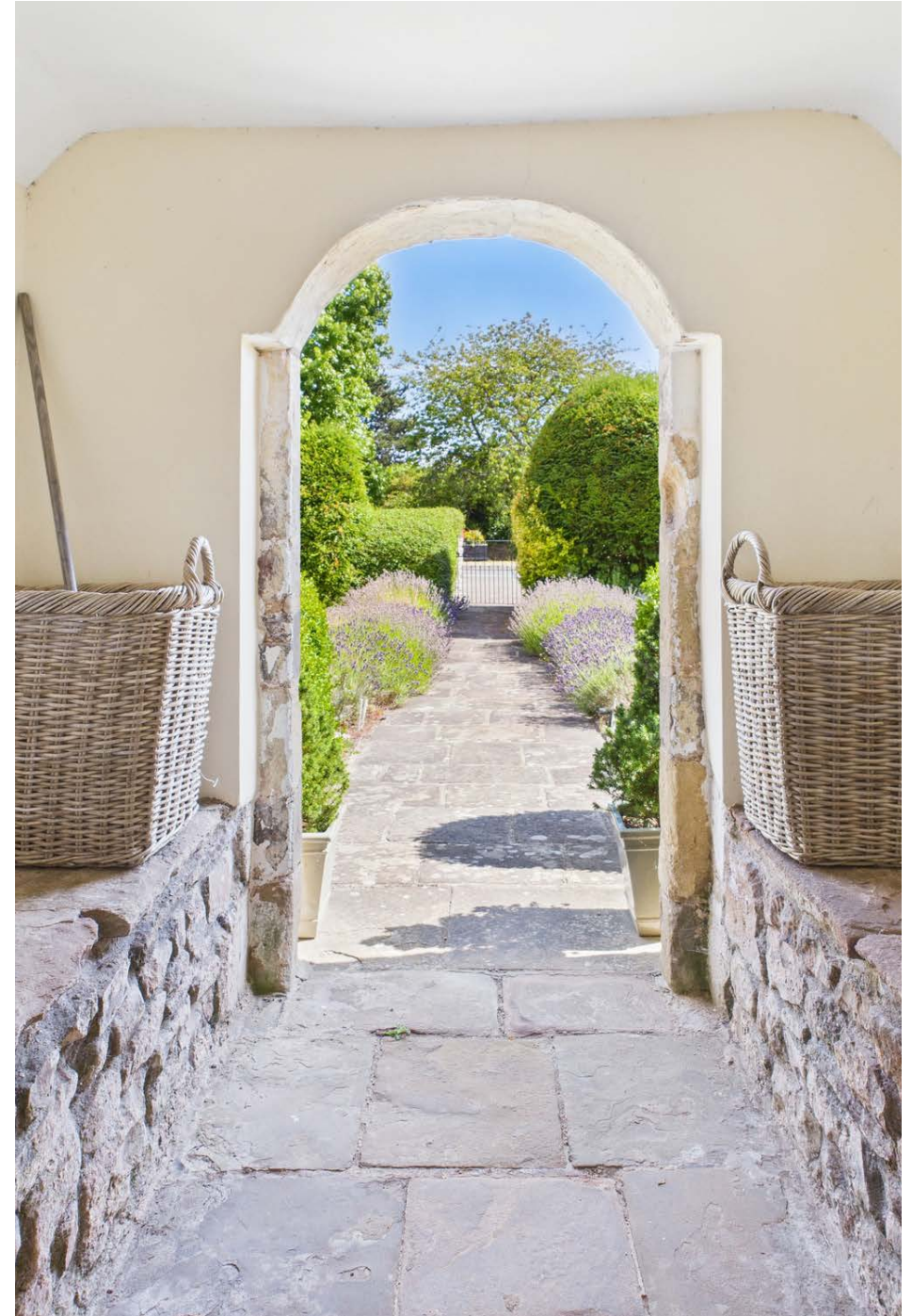
**Guide Price : £1,095,000**



## THE PROPERTY

The Court House is a glorious, flexible, family home of great presence and significance, situated in a central village location, with no onward chain. Set in approximately 3/4 acre of grounds, it comprises five bedrooms, three bathrooms, three reception rooms, kitchen/breakfast room centred around an AGA, separate utility room, shower room/cloakroom, walk in larder and a large, flexible boot room/study.

Outside, set within a large walled garden, there is a stone-built double garage plus further, ample parking, a workshop and an old wash house (both ripe for refurbishment), terraces and beautifully presented gardens adorned with mature trees, shrubs and flowering plants.





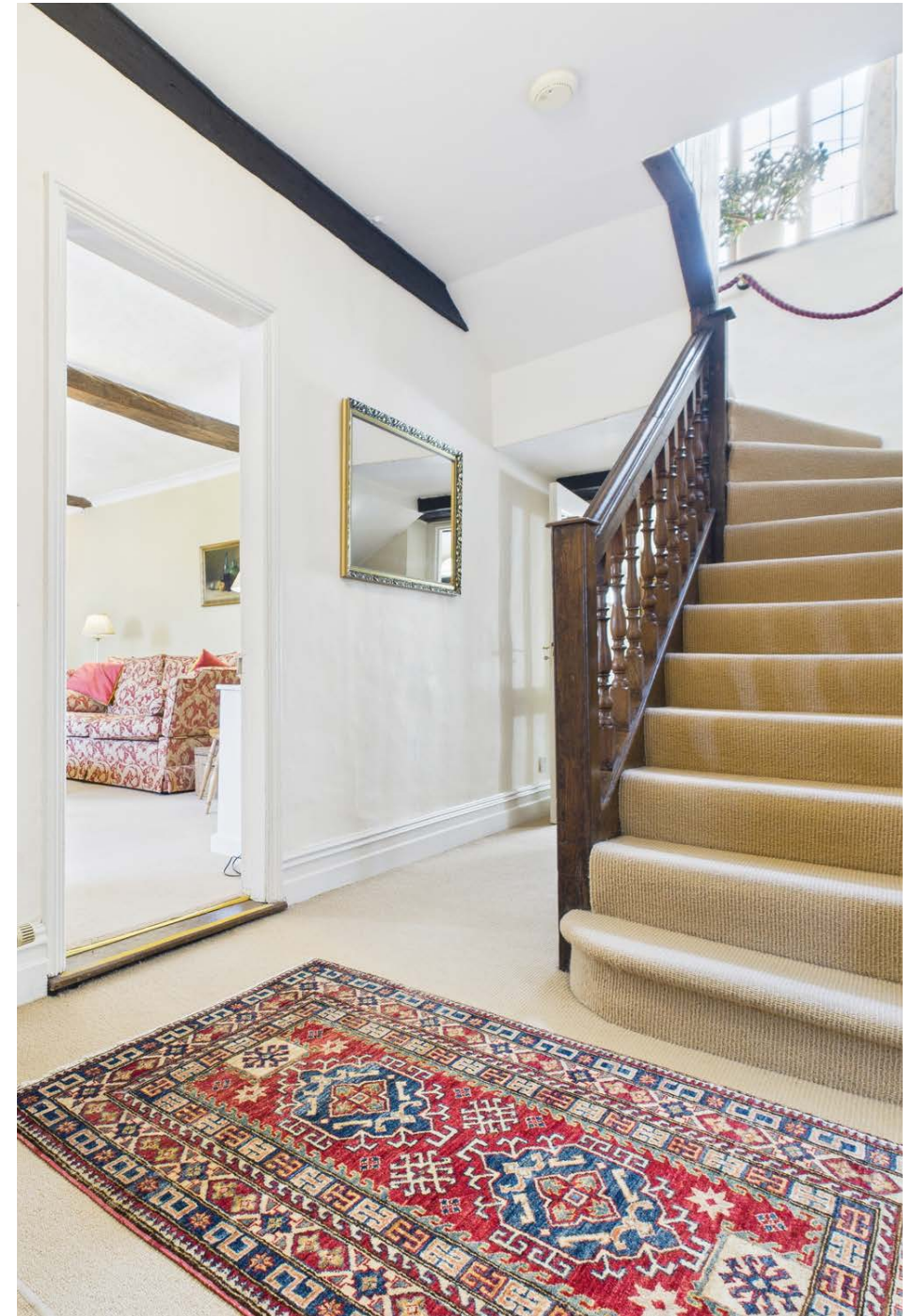




Constructed in the early seventeenth century and previously owned by the historically significant Kemeys family, the Court House name refers to its function as a manorial court for keeping records of farm tenancies, collecting rents and holding 'Courts Baron' on tenants' behaviour. The 'village pound' still sits within the grounds. There is a tablet set into the front porch written in ancient Welsh dated 1635 which is believed to mean "though I am of stone, I remain subject to the law".

The beautifully proportioned, bright reception rooms are accented by high ceilings, large south facing windows and fireplaces served by wood burners.

The flexible study/boot room at the rear is sandwiched between the kitchen and workshop; the latter currently only accessible from the outside. Planning was previously obtained to reconfigure this space to incorporate the workshop into the house. The features of high ceilings and large south facing windows are replicated in the principal first floor bedrooms and the bedroom at the rear of the house has not only a large vaulted ceiling but also a door leading to stairs into the garden.







The large second floor bedrooms appear to mirror each other and enjoy high vaulted ceilings and would lend themselves to the addition of a further bathroom (subject to necessary consents previously obtained). Blessed with two staircases, this stunning residence also lends itself to sub-division for multi generational living.

## SITUATION

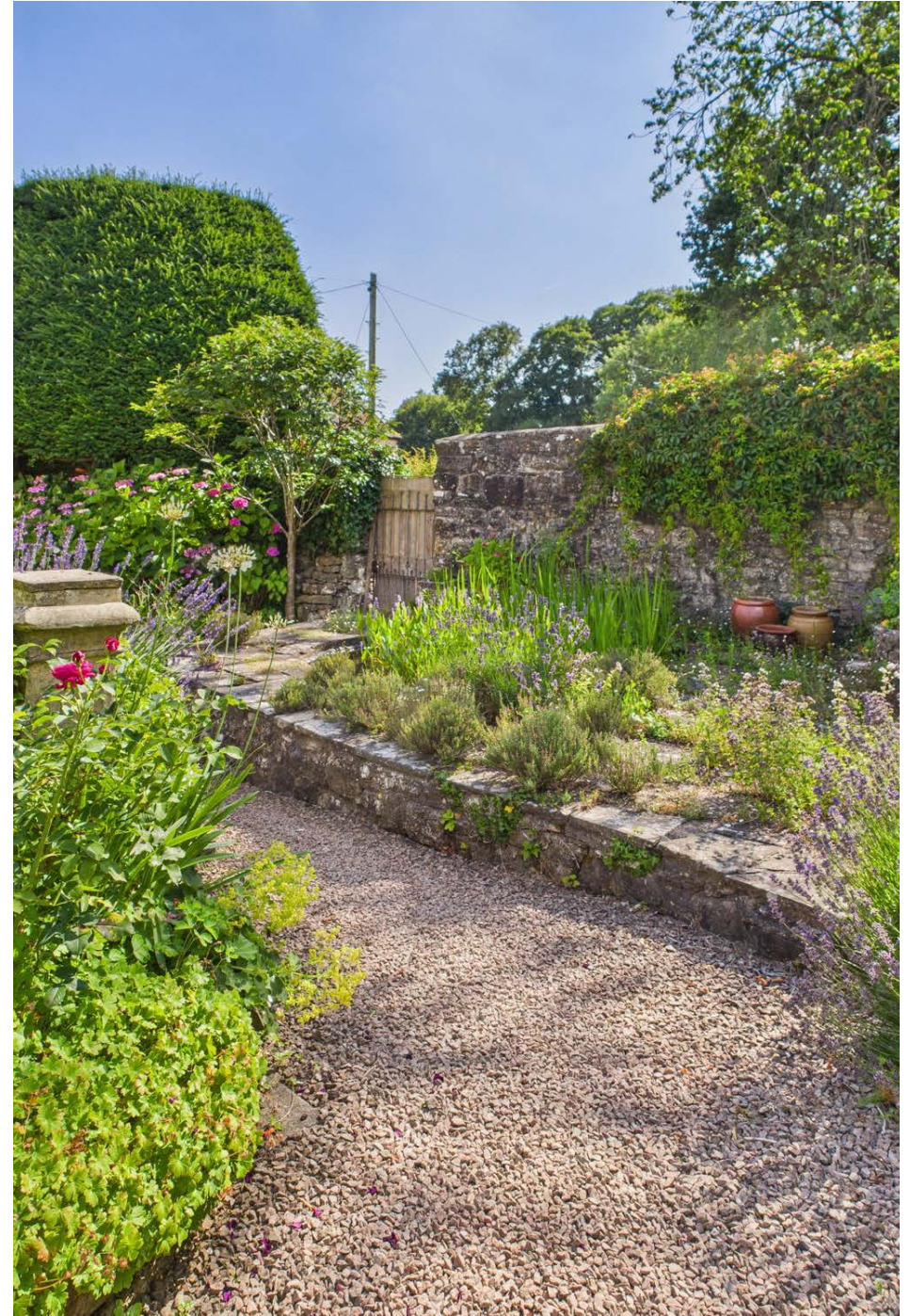
Llanvair Discoed, referenced in the Domesday book, still offers what our villages used to be and what many others strive to be. The site of a 12th century castle and bordered by the ancient woodlands of Wentwood Forest, it is a beautiful, easily accessible setting served by a wonderful public house, the beautiful St Mary's church, after which the village is named and a small, village farm shop selling local produce. The village offers direct access to stunning country and woodland walks, is home to a vibrant, active community hosting a number of events throughout the year and is served by good local and private schools, including Rougemont and Dean Close St John's.





Llanfair Discoed's excellent connectivity belies its idyllic rural setting. It is just 5 miles from Severn Tunnel Junction mainline train station with sub 30 minute fast trains to Bristol and Cardiff and only 6 miles from junction 23a of the M4.

Directions: From Junction 24 of the M4 signposted Celtic Manor Golf Resort, follow the A48 East. After 6/7 miles, there are two left turns signposted to Llanfair Discoed, take the second one, opposite the turning for Caerwent. Follow this lane all the way into the village up to the T junction. The Court House can be found on the right hand side. Alternatively, from Highbeech Roundabout at Chepstow, follow the A48 West for 7 miles and take the right turn signposted Llanfair Discoed. Follow this lane all the way into the village up to the T junction. The Court House can be found on the right hand side.



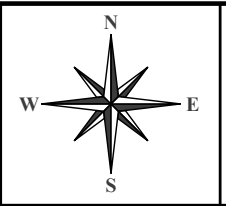


# Court House



Total area =  
0.71 acres approx.

Land Development Services Ltd  
Plan Preparation  
Unit 15, Glenmore Business Park  
Telford Road  
Salisbury SP2 7GL  
e) planprep@lds-survey.co.uk



Date: 25:02:26  
Drawn By: CW  
Scale: 1:1000 @ A4  
Plan Ref: 20751

Title **Court House**

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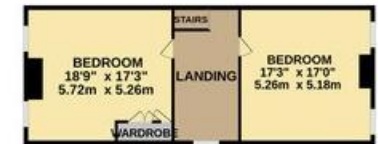
GROUND FLOOR  
2667 sq.ft. (247.8 sq.m.) approx.



1ST FLOOR  
1399 sq.ft. (129.9 sq.m.) approx.



2ND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 4814 sq.ft. (447.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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(Including Basement / Loft Room)  
Approximate Gross Internal Area = 447.3 sq m / 4814 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Robin Engley**  
0117 317 1996  
robin.engley@knightfrank.com

**Knight Frank**  
1 The Mall, Clifton  
Bristol, BS8 4DP

**David Sim**  
07742 976777  
david.sim@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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