



Llanthony Secunda Manor
Church Road | Caldicot | Gwent | NP26 4HT

LLANTHONY SECUNDA MANOR



Magnificent Grade II Listed manor house dating back over 800 years, beautifully restored with exceptional character, 4/5 bedrooms, detached barn, gardens and historic charm throughout.*



STEP INSIDE

- Grade II* Listed manor house dating back over 800 years
- Beautifully restored with original historic features throughout
- 4/5 bedrooms with 3 reception rooms
- Spectacular Great Hall and separate library
- Detached barn with potential for conversion STPP
- Private gardens, courtyards, covered well and ample parking

We are delighted to offer for sale this magnificent Grade II* Listed manor house, a remarkable piece of Welsh history believed to date back over 800 years and reputedly once owned by King Henry VIII. Sympathetically restored over recent decades, the property beautifully balances historic integrity with the comforts required for modern living. Rich in atmosphere and authenticity, the home showcases an abundance of original features including lime washed walls, bread ovens and ancient beams throughout.

Situated within the historic town of Caldicot, the property enjoys excellent access to local amenities, Caldicot Castle, surrounding countryside walks and the nearby St Pierre Golf Resort. Ideally positioned for commuting to Bristol, Cardiff and Newport, this exceptional home offers a rare opportunity to own a truly historic residence within a convenient and well-connected location.

STEP INSIDE

Stepping through the door of this remarkable manor house is like travelling back through centuries of history. The accommodation unfolds with immense charm and character, with every room offering unique architectural details and period features.

The ground floor provides a welcoming blend of formal and informal living spaces. The formal reception room is rich in character with exposed timbers and a wonderful sense of warmth and history. The kitchen is undoubtedly one of the focal points of the home, featuring the original bread oven recess together with an impressive traditional range cooker incorporating four ovens and six burners, perfectly suited for family living and entertaining alike. Adjacent to the kitchen is the dining room, ideal for hosting gatherings, while the study/snug offers a quieter retreat for reading or home working. Completing the ground floor is a practical utility room and downstairs cloakroom.





SELLER INSIGHT

“ One of the happiest days of my life was purchasing this property,” say the owners of Llanthony Secunda Manor. “I couldn’t believe that such an important piece of history could actually be owned. I loved it from the moment I saw it – perfect and filled with character.”

Situated in the village of Caldicot, Llanthony Secunda Manor is an extraordinary Grade II* listed historic home believed to date back to before 1205 which once belonged to Henry VIII. “Previously a grange belonging to the Augustinian monasteries of Llanthony Prima and Llanthony Secunda, it may well be the oldest surviving domestic building in Wales,” the owners explain.

Purchased in 2005, it has served as both a much-loved family home and a successful hospitality business. “It is incredibly versatile and well suited to different business ventures, as well as being the most amazing family home,” the owners explain. Arranged over three principal floors, with an atmospheric tower room occupying a fourth level, the property offers remarkable character and flexibility throughout.

For the current owners, stewardship of the Manor has always centred around careful preservation rather than alteration. “Owning the this historic property isn’t about improving anything – it is about preserving it all so that it can be enjoyed for many generations to come,” they say. “It has honestly been the privilege of my life to have been its custodian.” Extensive care and investment have been dedicated to the conservation of the building, always using appropriate traditional materials and techniques.

It sits within generous gardens enclosed by historic stone walls, creating a surprising sense of privacy and tranquillity despite its village setting. “The large gardens offer plenty of space for keen gardeners to fill their days and never run out of things to do,” the owners explain. Placed within the heart of the community, Caldicot offers excellent convenience, with easy access to the M4 and nearby amenities. “Located only 20 minutes from Bristol, 30 minutes from Cardiff, and 35 minutes from Bath, it couldn’t be better located for exploration.”

Above all, Llanthony Secunda Manor is a home defined by its remarkable sense of history. “This house is entirely about the history – it needs a special person who will love and cherish it,” say the owners. “The most difficult part of moving back to the States is leaving it behind. I honestly thought I would live there forever. If I could pick up the house and take it with me, I would.”*

* 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 INSIDE

The first floor is accessed by three individual staircases, adding to the fascinating layout and heritage of the property. The magnificent Great Hall provides a truly impressive entertaining space with exceptional proportions and immense historical atmosphere, currently utilised as a grand dining hall. Beyond lies a charming library, creating the perfect setting for quiet relaxation. The principal bedroom suite is accessed directly from the Great Hall and enjoys its own en-suite w/c. From the main landing there is access to a further utility area, spacious bathroom and useful storage room.

A spiral staircase rises to the second floor where three further bedrooms are found, each full of character and individuality. These rooms are served by a beautifully appointed period-style bathroom complete with rolltop bath and separate shower.

The top floor reveals an additional versatile room measuring approximately 17'5 x 13'9, suitable as a fifth bedroom, studio or additional reception room. There is also access to a substantial roof void measuring approximately 32'1 x 15'9, offering excellent storage potential and further possibilities, subject to any necessary consents.

Throughout the home, the careful restoration and preservation of original features create an extraordinary living environment unlike any other.

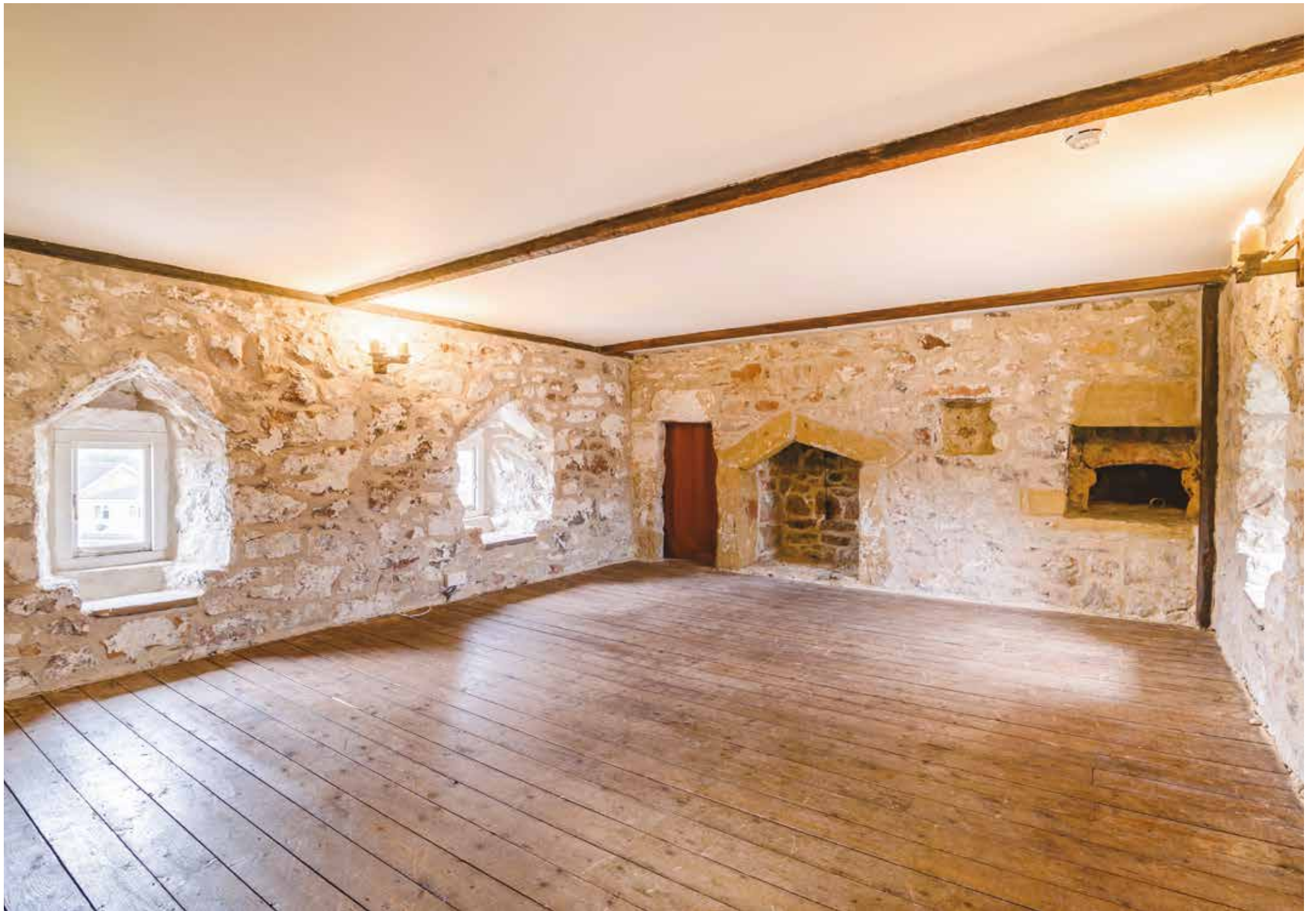








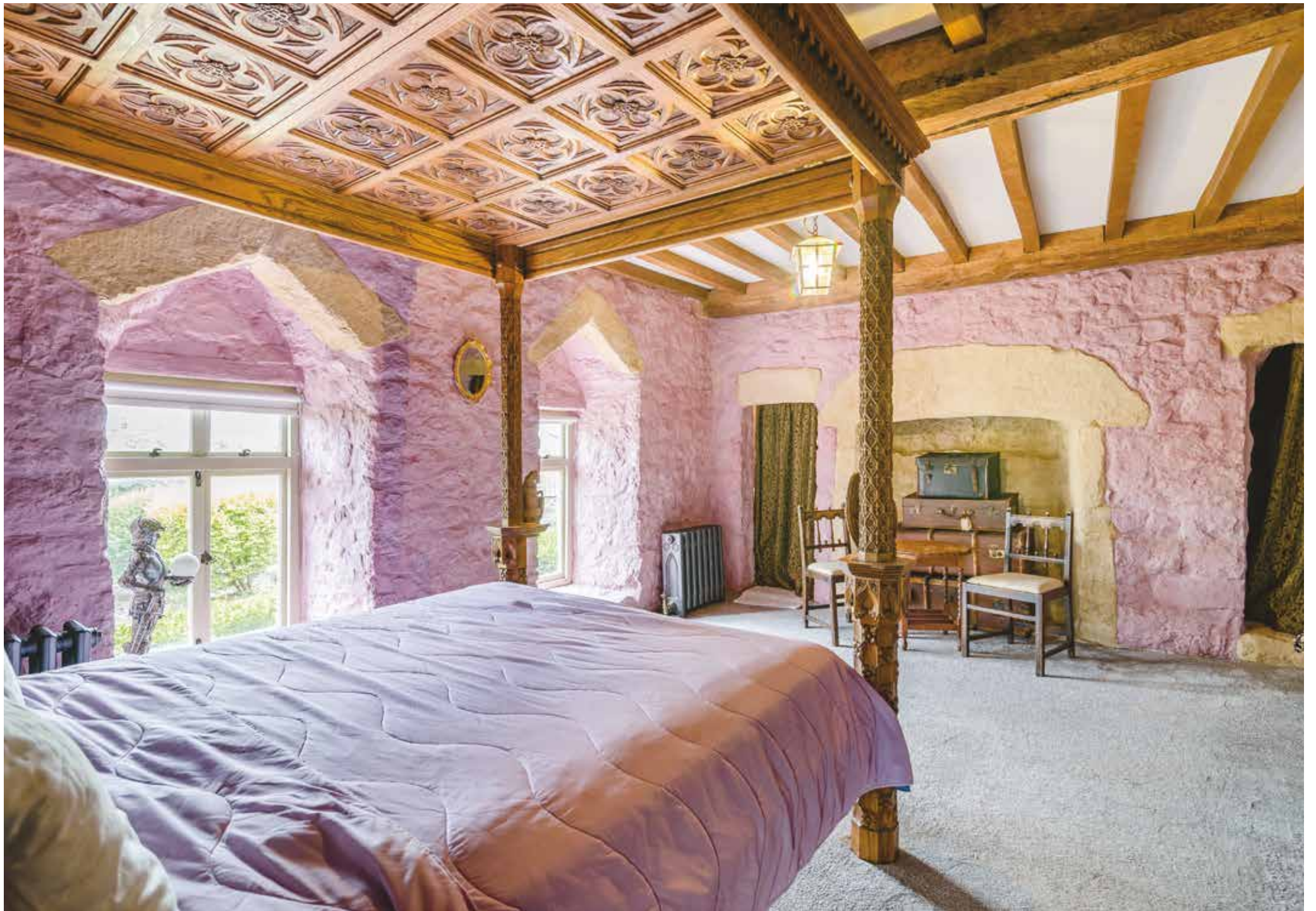














STEP OUTSIDE

Approached via a private driveway, the property immediately impresses with ample parking for numerous vehicles and a wonderful sense of arrival. The detached barn provides excellent versatility, currently ideal for storage or garaging, whilst also presenting exciting potential for additional accommodation or conversion, subject to the usual planning consents.

The gardens extend to three sides of the property and perfectly complement the historic nature of the home. A combination of lawns, sheltered courtyards and mature planting create a series of peaceful outdoor spaces ideal for entertaining, relaxing or simply appreciating the unique surroundings. Adding further intrigue and character is the covered well, a rare surviving feature that further reflects the property's rich heritage.

The grounds provide both privacy and practicality whilst enhancing the timeless appeal of this truly exceptional residence.





AGENTS NOTE:

The property is Grade II* Listed. Any prospective purchaser should make their own enquiries regarding listed building regulations and any future alterations or development potential. The detached barn may offer conversion potential subject to the necessary planning permissions and consents.

DIRECTIONS W3W

At the roundabout just past St Pierre Golf Resort, take the first left onto the A4245 towards Caldicot. Upon entering the village, follow signs towards the Castle onto Chepstow Road before turning right onto Church Road. Passing the church, take the left at the roundabout onto Taff Road and then immediately left again, where the driveway to the property can be found at the end of the cul-de-sac.



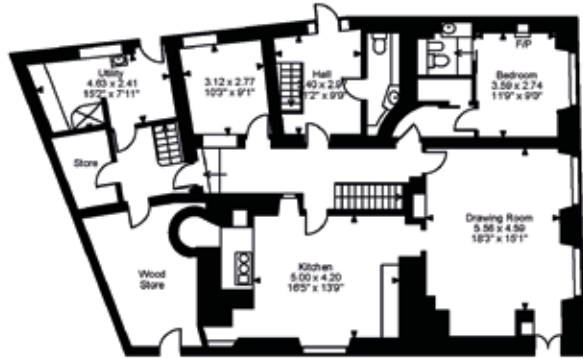
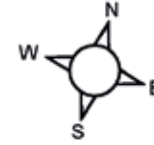
Llanthony Secunda Manor Church Road, Caldicot, Gwent

Approximate Gross Internal Area

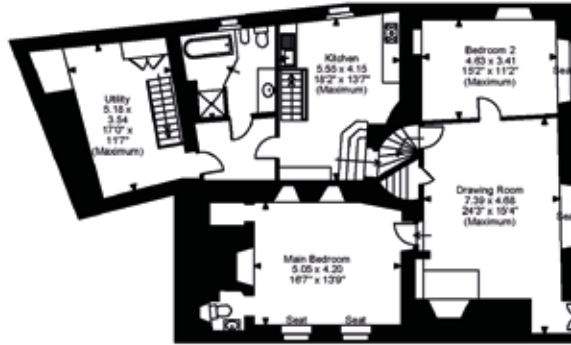
Main House = 4644 Sq Ft/431 Sq M

Garage = 260 Sq Ft/24 Sq M

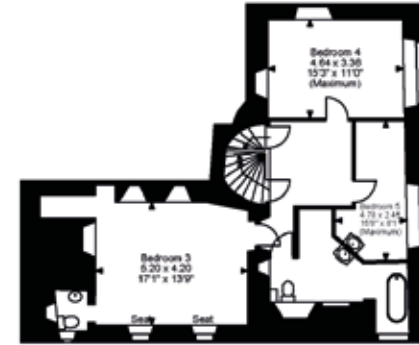
Total = 4904 Sq Ft/455 Sq M



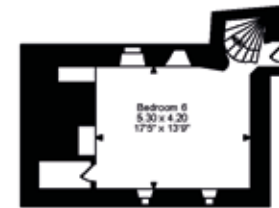
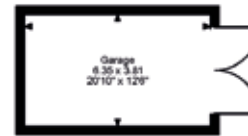
Ground Floor



First Floor



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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