



Little Caerlicken  
Caerlicyn Lane | Langstone | Newport | Gwent | NP18 2JZ

# LITTLE CAERLICKEN



*Occupying an enviable elevated position with breathtaking panoramic views across Caerlicken is an exceptional lifestyle property of rare quality and heritage, dating back to 1565. Set within approximately 12 acres of pasture land and woodland, this remarkable home offers an outstanding blend of character, space, and opportunity. The beautifully appointed four-bedroom main residence is complemented by a self-contained two-bedroom annex, a useful storage barn, and an established working flower farm, creating a truly versatile and potentially income-generating environment.*



# STEP INSIDE

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The main residence provides characterful and versatile accommodation arranged across four bedrooms, with interiors that reflect both the home's heritage and its thoughtful restoration. Original features, including exposed beams and stonework, create a sense of warmth and authenticity throughout.

The principal living areas are light-filled and positioned to maximise the exceptional views, offering a natural flow between spaces ideal for both family living and entertaining. Bedrooms are generously proportioned, many enjoying elevated outlooks across the Bristol Channel, while multiple bathrooms provide flexibility for modern lifestyles.

The self-contained two-bedroom annex offers fully independent accommodation, making it ideal for multi-generational living, guest use, or additional income potential.









# SELLER INSIGHT

“ Little Caerlicken has been part of my life since my childhood. My parents bought it when I was twelve, and eleven years ago I took the house on myself and carried out a complete renovation.”

“The area is rich in history, with several ancient fortresses nearby, the name Caerlicken itself means “the fortress of Licken”.”

“I could always see the potential in this house. Built in 1565, it is a rare Elizabethan long house. While its history and character are extraordinary, what truly makes it special is the location. Overlooking the Severn Valley, the views are simply breath taking. On a clear day we can see across to Bristol, Clevedon, Weston-super-Mare and even as far as the Devon coast. You can see for miles, and it never stops feeling special.”

“When we moved in, we completely renovated the house, taking it right back to the earth and rebuilding from the bottom up. It is now a 500-year-old home with all the comforts of modern living. We also converted the barn into a self-contained annex.”

“As you drive down the lane towards the house, the view opens up in a way that truly takes your breath away.”

“My favourite room in the house is the dining room and conservatory which was part of the extension - it has bi-fold doors that open onto the garden. In the summer, when the doors are open, it feels as though you are dining outside. We love sitting there, watching ships come in from the Bristol Channel and looking out across the landscape for miles.”

“My wife is a flower farmer and the garden is something very special. There is an orchard with apple, cherry, damson and mulberry trees. Wildlife is everywhere with many birds visiting, including some unusual ones. We even have woodpeckers, yellowhammers and an owl, which feels truly magical. Being on a hillside also means birds of prey often circle above. The garden is part of the National Garden Scheme, and we have opened it to the public before, raising money for charity - something we are very proud of.”

“This home is made for entertaining. We have held Nottley Fest here for my wife’s 40th and in the years since. My daughter was married here too, with a huge marquee - many guests said they thought it was a wedding venue, but it is simply our home.”

“We have wonderful neighbours, always ready to help one another. My wife is part of several ladies’ groups - walking, book and dinner club and there is always something happening, especially at the village hall.”

“What I will miss most is everything: the garden, the space, the privacy and the tranquillity. This has been a very special home to us. You can see so much from here, yet hear almost nothing. It is a very special place.”

\* 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

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Externally, the property's elevated setting and expansive grounds truly set it apart. Extending to approximately 12 acres of pasture land and woodland, the land offers a rare combination of privacy, natural beauty, and productivity.

An established flower farm, complete with greenhouses and cultivated areas, provides both a lifestyle and business opportunity, while the inclusion of a storage barn adds further practicality and versatility.

The gardens feel mature and peaceful, blending seamlessly into the wider landscape. A dedicated outdoor entertaining area, complete with barbecue and pizza oven, is perfectly positioned to enjoy the far-reaching coastal views. The uninterrupted west-facing outlook stretches across the Bristol Channel towards Weston-super-Mare and the Mendip Hills, creating an ever-changing and captivating backdrop.



# LOCATION & SITUATION

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Caerlicyn Lane is a highly regarded semi-rural address in Langstone, known for its elevated setting and collection of individual homes enjoying far-reaching views across the surrounding countryside and coastline.

The area offers a rare balance of rural tranquillity and excellent connectivity, with swift access to the M4 providing convenient commuting to Cardiff, Bristol, and beyond. Langstone itself benefits from a range of local amenities, well-regarded schools, and everyday conveniences, all within easy reach.

The surrounding landscape is characterised by rolling fields, open skies, and scenic walks, creating

a peaceful and lifestyle-driven environment. This is a location that consistently appeals to buyers seeking space, privacy, and accessibility in equal measure.

Directions  
What3words

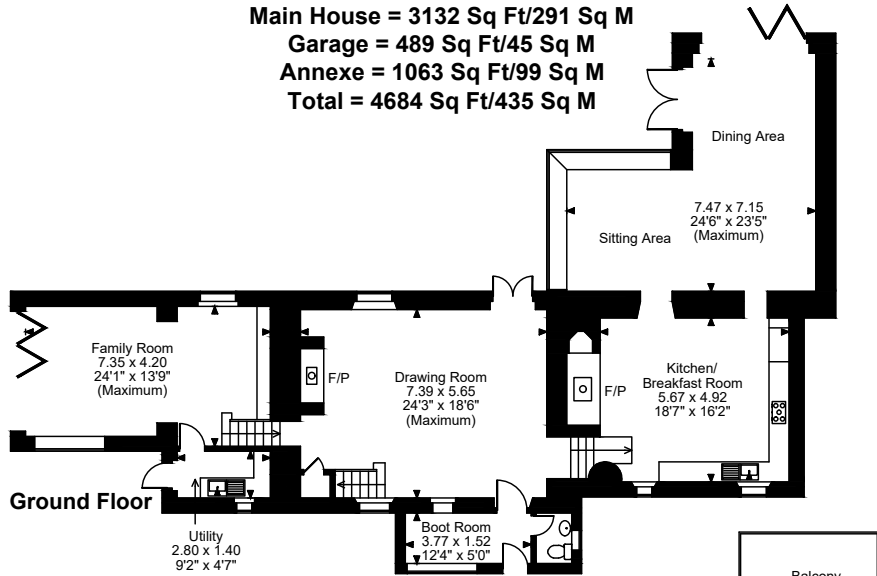
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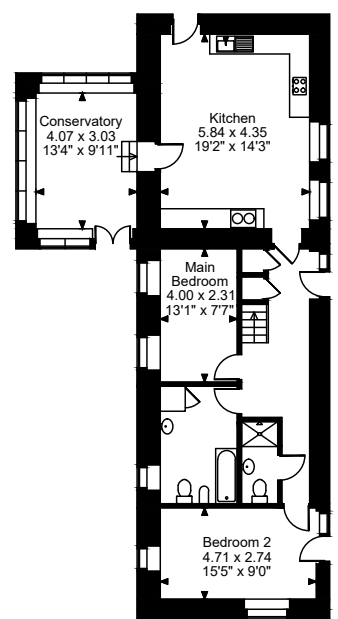




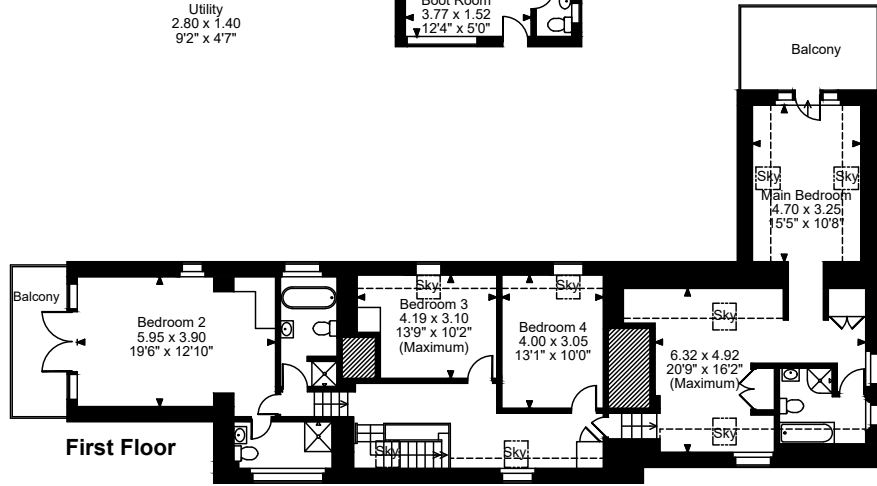
**Little Caerlicken Caerlicken Lane, Langstone, Newport, Gwent**  
**Approximate Gross Internal Area**  
**Main House = 3132 Sq Ft/291 Sq M**  
**Garage = 489 Sq Ft/45 Sq M**  
**Annexe = 1063 Sq Ft/99 Sq M**  
**Total = 4684 Sq Ft/435 Sq M**



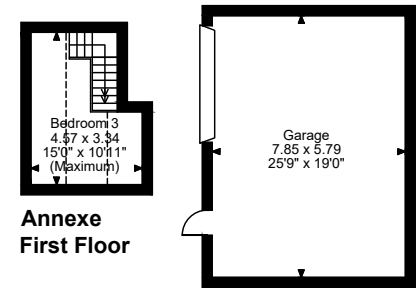
**Ground Floor**



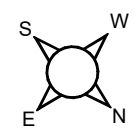
**Annexe Ground Floor**



**First Floor**



**Annexe First Floor**



Council Tax Band: G  
 Tenure: Freehold

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□ Denotes restricted head height

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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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