



Glen Usk
Glen Usk Road | Llanhennock | Monmouthshire | NP18 1LU

FINE & COUNTRY



Step inside

Glen Usk

A rare chance to acquire one of the best known, and most admired, houses in South Wales

Glen Usk commands a prominent position in the Usk Valley with gardens running down to the river and with a superb outlook over the famous Ryder Cup Golf Course.

THE SUPERB MAIN RESIDENCE

Constructed over four floors in a typical symmetrical Georgian design in a spectacular setting the main residence offers over 16,000sq. Ft of exquisite accommodation. The house, which is Listed Grade II*, was extensively refurbished some years ago, and includes many hand painted walls with gold leafing. The wonderful and most impressive entrance is by way of a superb three bay stone Tuscan style colonnade into a most impressive reception hall, with a pair of Scaglioli columns, and the elegant stairs leading off. Period doors lead to the main reception rooms that include soaring ceilings, full height windows, carved marble fireplaces, polished oak floorboards and decorative plasterwork. The basement has been remodelled for entertaining and includes four fully refurbished vaults with playroom/gym, bar and dance floor, full size snooker room, steam room and toilets. Adjoining the house, and linked by the impressive kitchen, is a superb Grecian style Temple, added in around 1840, and providing a beautiful library with minster fireplace and minstrels gallery.

THE WONDERFUL GARDENS AND GROUNDS

The magnificent mature gardens and grounds, themselves part listed, compliment the house beautifully and run down to the River Usk. The mature trees offer a high degree of privacy and protection, but open out with lawns down to the river to take in the views over open country and the far riverside holes of The Celtic Manor 2010 Ryder Cup golf course. Closer to the house, the principal gardens comprise a series of formal lawns, stone walled terraces and pathways with mature Rhododendrons, Azealia, elegant topiary and innumerable shrubs and plants. There is a rose garden, Italian garden, a walled cottage garden and an AstroTurf TENNIS COURT. The gardens, for as long as anyone can remember, have been home to an infamous group of peacocks! There is ample space to land a helicopter.

THE EXCELLENT OUTBUILDINGS, STABLES AND TWO REFURBISHED TWO BED COTTAGES

The stable and yard are east of the house and accessed off the drive via a pair of cast iron gates. There is a tiled courtyard, a clock tower, multiple stables and an office. There are also TWO QUALITY TWO-BED COTTAGES, ideal for staff, a DOUBLE GARAGE and CAR PORT.



THE VALUABLE PASTURE Paddock, LAKES, WOODLAND & FISHING RIGHTS

To the south, approaching the river, a stone wall (a 'haha') separates the formal garden from the lower field and picturesque ornamental lakes. The remaining grounds comprise an area of mature woodland and a substantial area of paddock land - perfect for horses. STONE BARN. Long river frontage with fishing rights in hand.

IN ALL, APPROXIMATELY 35 ACRES.

GLEN USK HISTORY AND SITUATION

Built in the 1820's this fine example of a late Georgian Neoclassical Villa was built for Sir Digby Mackworth. Against a backdrop of mature trees it stands elevated on the west bank of the Usk in a natural amphitheatre. The house itself, several other buildings, and part of the garden are Listed. It is situated roughly mid way between Usk and Newport, about 3 miles from the Roman town of Caerleon. The M4 is about 4 miles and both Cardiff and Bristol are within easy driving time. Although there are fast London trains from Newport, many locals choose to drive to Bristol Parkway (about 25 miles) where trains to Paddington typically take about 75 minutes.







Step outside

Glen Usk

Services

The property possesses its private bore hole with a sanitisation plant for water. There is private drainage, mains electricity and oil-fired central heating.

Outgoings

The property is in Band I for council tax purposes.

Local Authority

Monmouthshire City Council

Wayleaves and Easements

The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way.

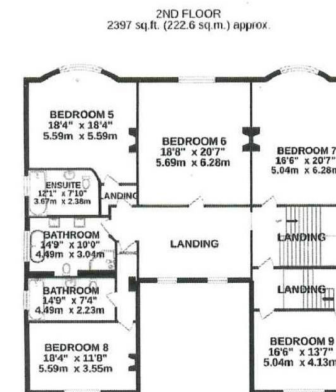
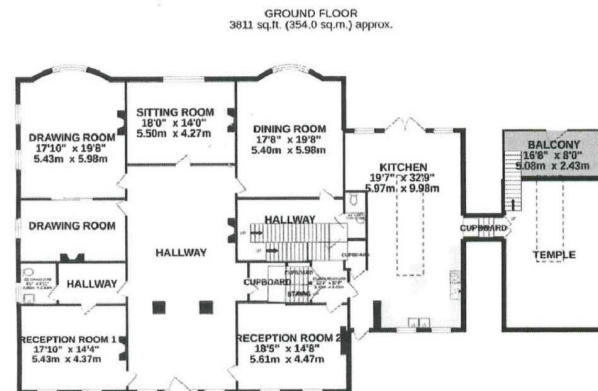
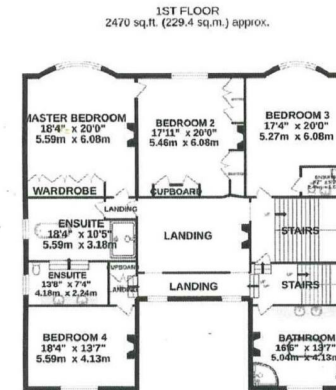
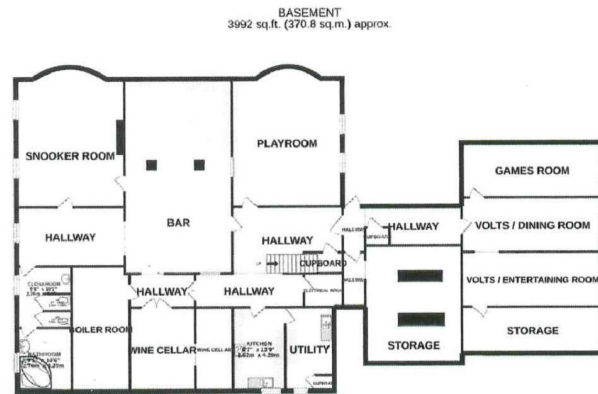
AGENT'S NOTE:

Please note that all photographs were taken when the property was furnished - it is now completely unfurnished.

DIRECTIONS

Starting from Usk Road, Caerleon: Head East on Usk Road towards Twyn Oaks. After 0.6 miles turn right towards Llanhennock. After 0.7 miles turn right before getting into Llanhennock village. Glen Usk is on the right hand side approx. 2.1 miles on the road.





TOTAL FLOOR AREA : 12669 sq.ft. (1177.0 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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Postcode: NP18 1LU | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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