



Pencoed Manor
Llanmartin | Newport | NP18 2EB

FINE & COUNTRY



Step inside

Pencoed Manor

Guide price £1,500,000

Tucked away within the picturesque rural village of Llanmartin, this distinctive and historic family home called Pencoed Manor was built c.1858 by the renowned British Architect John Pollard Seddon and the design is in the V & A museum archives.

A unique and beautifully presented property, the detached seven-bed, five-bath house, which is not listed, is packed with restored period features mixed with eye-catching modern additions.

Stunning original fireplaces, large light-filled windows with shutters, coricing and picture rails, and some ornate carved woodwork on the stairs all combine to effortlessly reveal this property's history as a grand and elegant home with status.

Three charming and characterful reception rooms are joined by a contemporary, high-end kitchen with dining area and snug, bonus sunroom with garden views, and an impressive principal bedroom suite.

Inside the sprawling mansion there's also a handy bootroom/cloakroom, home office and utility room and within the acre of mature garden a detached two-bed cottage offers the perfect multi-generational living scenario.

Perfectly located to be accessible to main roads to commute to Bristol, Newport or Cardiff, for work, socialising and shopping and the village can offer a bus route too.

Walking distance from the front door is the characterful country pub called The Old Barn and the small sprinkling of neighbours' houses clustered around the pretty and historic St Martin's church.

But the home is also surrounded by stunning scenery that is worthy of exploring on foot, bike, or horse to fully appreciate the undulating landscape that this most special of houses calls home.

Step Inside :-

Step inside Pencoed Manor through the charming porchway into an entrance hall that has been beautifully revived and updated, creating the perfect balance between original features and modern living, a concept that is expertly executed throughout the home.

The carved staircase is the charming focal point of the space and confirms this lovely home's unique status right from the first room encountered.

There are three main reception rooms to explore, plus a handy home office, with the first being a very inviting lounge. The high ceiling and stunning and sizeable sash window with shutters ensures the space is flooded with light and feels infinitely uplifting. It's such a welcoming space to relax in peace or chat with friends, wrapped in a cosy ambience, nestled around the fire.

Into the adjacent room and this space is an impressive and sociable drawing room that can welcome a group of family or friends, with space for multiple comfy sofas and armchairs gathered around the log burner easily tempting you to sit, stay and relax.

This special space opens out onto the garden terrace via a set of French doors embedded in the bay window, so you can effortlessly wander outside to enjoy the sunshine or gaze at the stars.

Into the formal dining room to find the grandest of spaces. It's the ideal substantial room for hosting dinner parties and enjoying Christmas dinners joined by the impressive chandelier, substantial fireplace, picture rails, coricing, and a duo of huge multi-paned windows cocooning the space in period character.

Another sociable space where everyone can gather is in the kitchen diner, either at the breakfast table or in the cosy snug at one end, both offering a pleasant place to park yourself and keep the cook company.

The well-equipped, thoughtfully designed, luxury kitchen introduces a high-gloss, sleek black look that has contemporary as its design guide, complemented by the crisp white walls and shimmering black floor tiles.



Wander to the end of the kitchen and an intriguing set of French doors open onto a wonderful bonus space - a generous sunroom that is cloaked by garden views on three sides, enticing you to sit and relax and be immersed in nature whatever the weather. But when the sun does start to peep through the clouds, doors can be flung open in joy to offer a seamless route out onto the large garden terrace.

In the main entrance hallway, the beautiful staircase opens up and leads up to an impressive half landing followed by the main landing on the first floor, where you will find five double bedrooms and more distinctive design and charming period character, with most rooms not only boasting garden and country views but also a gorgeous period fireplace as the standout moment in the space.

As well as offering a peaceful, character-packed room that can easily welcome a four poster bed, the principal bedroom has a luxury ensuite any five-star hotel would be proud to offer guests.

But there's a bonus room in this extraordinary principal suite that is another breathtaking area - a vast and well-designed dressing room that includes an incredible central glass cabinet dedicated to storing and displaying shoes.

Two of the other bedrooms in the main house can boast an upper mezzanine level that will delight any child wanting a space that is distinctive and full of character.

The larger of these boasts an ensuite's shower which has been given a grand, carved wood panel entrance that echoes the design of the property's facade and stunning staircase - having a reviving shower in this stunning space is the perfect start to any day.

The family bathroom is an absolute beauty too, perfectly blending a contemporary gunmetal grey accent on a traditional roll-top bath complementing the walls of slate wall tiles, and the period fireplace adding a delightful layer of the past to the space.

The unique home is bursting with eye-catching design and beautifully restored original features but as well as the visually pretty it can offer practical too, with a utility room, home office, and boot room/cloakroom handy extra spaces that complete this perfect family home.

Waiting to be explored in the garden is a gorgeous two-bed cottage that offers an open-plan kitchen lounge diner, and ensuite shower room on the ground floor and a second bedroom on the first floor. Decorated and designed to the same high standard as the main house, it's a bonus home that offers the perfect multi-generational living scenario or even a chance to let it out to tourists, if planning allows.







Step outside

Pencoed Manor

Step outside into the picturesque mature south facing garden that envelops the house in nature and foliage, against a backdrop of sweeping rural views.

But before exploring all that the one acre garden has to offer, take the opportunity to have a close look at the breathtakingly beautiful facade of the home, a stunning design that, without question, makes this home truly unique.

The grand house with historic stature commands the impressive entrance of electric gates and substantial driveway that sweeps around the front of the house to a turning circle outside the detached garden cottage.

There's ample space for multiple vehicles to park as the practical area of the site but this garden is all about offering sociable spaces to relax with friends and family, enjoying alfresco dining, summer BBQs, and picnics on the lawn.

Whilst parking their cars, guests will notice the pretty detached two-bed garden cottage that can facilitate multi-generational living, visiting guests, or even used as a holiday let.

To the rear of the house you will find a substantial, sunny terrace, accessed directly from the sunroom and the drawing room, that can happily host a large social gathering that can spill out onto the lawn via a set of rather grand stone steps. A side terrace leads to the garden cottage which can boast its own slice of patio.

Dogs will be living their best life with areas of mature shrubs and trees to explore and children will spend many happy hours enjoying the adventure playground.

The landscaped gardens have been given as much care and attention as the house, offering a choice of areas to find peace and seclusion too, including a patio tucked around one side that welcomes the sun to this special spot for hours.

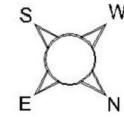
There's space to grow your own produce, add a swimming pool or tennis court if planning allows, or just sit back and enjoy the walled garden as a cocoon of privacy wrapped in views.

DIRECTIONS

What3words: [///land.suspect.pickup](#)

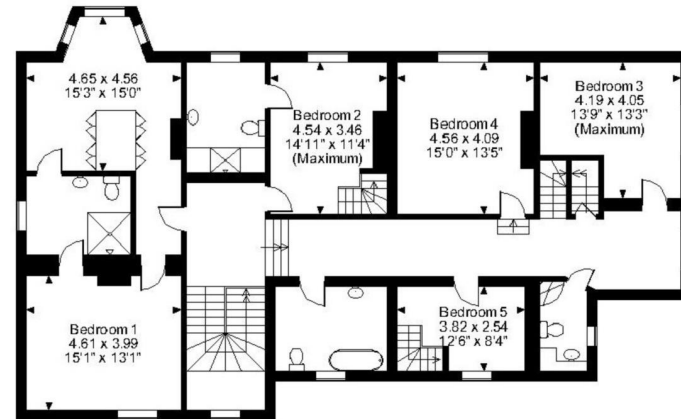


Approximate Gross Internal Area
Main House = 4576 Sq Ft/425 Sq M
Annexe = 704 Sq Ft/65 Sq M
Total = 5280 Sq Ft/490 Sq M

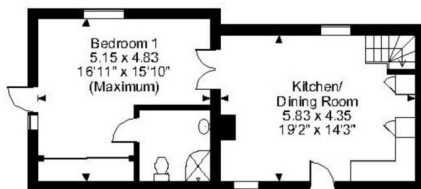


Basement

Ground Floor



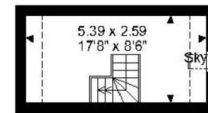
First Floor



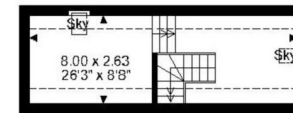
Annexe Ground Floor



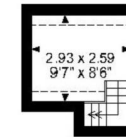
Annexe First Floor



Second Floor Above Bedroom 2



Second Floor



Second Floor Above Bedroom 5

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

□ □ □ Denotes restricted head height

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Postcode: NP18 2EB | Tenure: Freehold | Tax Band: G & B | Authority: Newport | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		85	59
EU Directive 2002/91/EC			



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