



Lansor
Llansoar | Caerleon | Newport | NP18 1LR

FINE & COUNTRY



Step inside

Lansor

This spectacular, Grade II listed mansion, in need of renovation throughout, sits in the midst of rolling, wooded countryside in the beautiful Usk Valley, with good access to nearby towns and cities for work and leisure. It's an attractive, period property, with Elizabethan origins and, on completion of a comprehensive programme of work, it has the potential to be a truly magnificent family home, subject to approved planning application. Whilst not for the faint-hearted, its sympathetic refurbishment would provide comfortable and spacious accommodation, full of history and character, with up to six bedrooms and five reception rooms, set in wonderful mature gardens extending of approximately 4.56 acres.

There is also a substantial stable block to the rear of the property and planning permission is in place to turn this into annexe accommodation, work which has started but is unfinished (DM/2022/01222 dated 8/12/2022).

Extended and altered several times during its history, Lansor is an attractive, L-shaped property, built of local sandstone rubble with stone slate roofs and arranged around a central, gravelled courtyard. Its stand-out historic features include its stone mullioned windows with diamond leaded lights, its gabled dormers, tall chimneys, its two projecting stone turrets at the rear and a dovecote in the side elevation. The impressive main entrance to the house is through a two-storey gabled entrance porch, featuring an eight panelled door in a curved moulded frame incorporating a crest, with decorative wrought ironwork set above

The house enjoys a private and peaceful location, surrounded by fields and woodland in the depths of the Monmouthshire countryside. It is situated off a quiet lane near the village of Llandegveth, almost equidistant (6 miles or so) from the charming market town of Usk, the Roman town of Caerleon and the shops and facilities in Cwmbran. The city of Newport is about 9 miles away and there is good access to the M4, for Cardiff and Bristol and to the A449 for travel to the Midlands.

It's in an ideal location for country lovers, with wonderful walks and beautiful scenery and there are also a host of recreation opportunities nearby among them Llandegfedd Lake, offering water sports, fishing and birdwatching; the Celtic Manor resort with its championship golf courses and Cwrt Bleddyn with its spa and leisure facilities.

The property is also well-located for families, with a choice of state and independent schools nearby.

Step inside:

The former seat of the Meyrick family, to whom there are monuments in nearby St Tegfydd Church, the earliest part of the property is the Elizabethan entrance hall. This impressive room has a diamond pattern stone and slate floor, a beamed ceiling, ornate wood panelling and an original stone fireplace with an elaborate, carved oak overmantel, thought to have been added in the mid nineteenth century.



It was at this time (about 1860) that significant alterations were made to the rest of the mansion, making it into a much grander style of house and adding the two square towers at the rear. As a consequence, many of the interior period features date from this era.

Further reception rooms lead off from either side of the ancient entrance hall. To one side is a sitting room overlooking the front of the property and a large drawing room offering a triple aspect over the gardens.

Steps lead up from the other side of the entrance hall to a dining room, which features another stone fireplace with a carved oak surround.

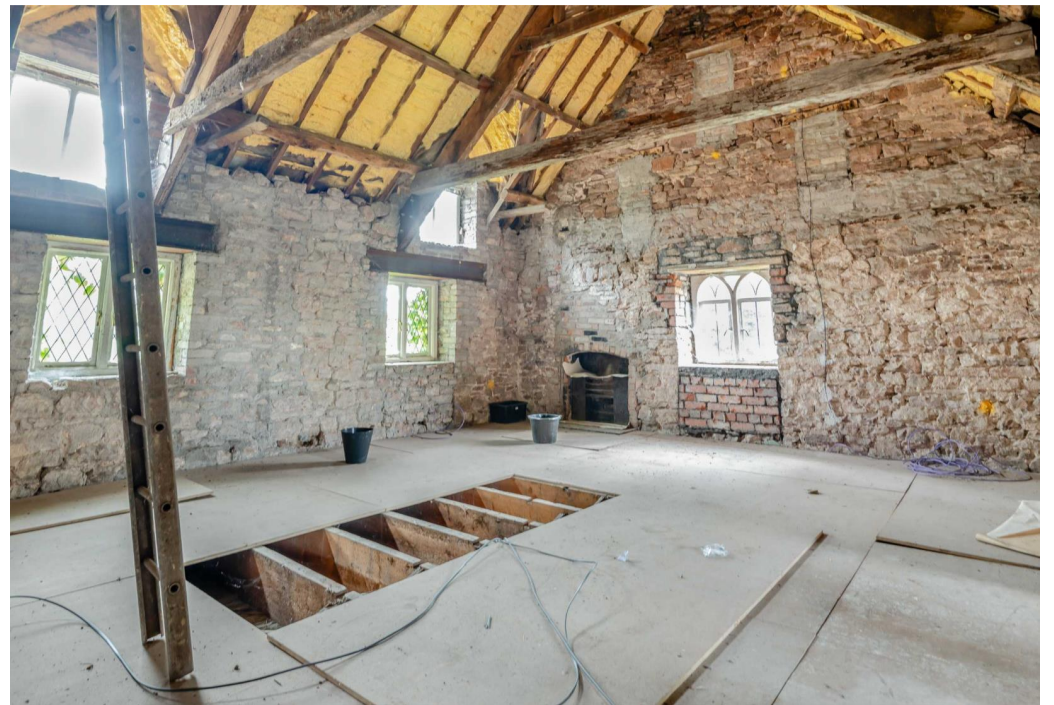
From the dining room, a door gives access to another wing of the property, set at a right angle to the main reception rooms. In this wing there is a study, a kitchen and a morning room.

There are also a series of service and storage rooms, including a large butler's pantry, a walk-in larder, a utility room and a downstairs cloakroom. From this part of the house there is a service staircase to the first floor.

The main staircase rises from a rear hallway located at the back of the reception hall. The timber staircase is dated 1778, with the initials M J, for Meyrick (the original owners) and James (their successors) and it leads up in a turret shape to the landing above.

The first floor has the potential to provide up to six bedrooms, although one is currently designated as a dressing room for the principal bedroom. There is the opportunity for the bedrooms to be open to the eaves, exposing the age-old timberwork.

One of the bedrooms features a period fireplace with an ornate carved surround. The bedrooms enjoy the use of a bathroom and the principal bedroom has an ensuite wet room.





Vendor Insight

"I bought this property for its idyllic setting, secluded in a beautiful rural location, says the current owner of this unique period home in the Pembrokeshire countryside. I fell in love with the history of the house, too: built in the 1700s, it is unique and full of character, both inside and out.

Since then, the owner has begun a renovation project to restore the home to its former glory. This house has so much potential for the next owners to put their own stamp on it, the owner says, with plenty of original features to incorporate into a contemporary lifestyle. The layout of the house is superb, with three reception rooms on the ground floor providing plenty of space for everyday life and entertaining alike. The kitchen even comes complete with a walk-in larder and China pantry, which would historically have held all the crockery and tableware for the house. My favourite room, however, is upstairs: the huge master bedroom is so spacious, with its own wetroom, bathroom, and separate dressing room. Further, a separate annexe in the old stable block would be a fantastic addition as self-contained accommodation for extended family or guests, contributing to this being a very flexible family home.



Outside, the extensive gardens are simply stunning, and have been beautifully maintained by the owner. The garden is wonderfully established with plenty of greenery, mature trees and colourful planting, they say. The previous owners loved the garden as much as I do, and regularly opened it to the public as part of National Gardens of Wales. Architectural features such as stone walling and terraces serve both to add interest and provide spaces for al fresco dining and relaxation. The peace and tranquillity here is second to none: I love nothing more than to walk around the garden on a crisp Spring morning and hear the birds singing. Surrounded by fields, being out in the garden gives a real sense of being immersed in the beauty of nature.

Not only beautiful, but convenient too, the location of the property has much to recommend it. We are only a short drive from the Roman town of Caerleon, with great road links to nearby Newport and the M4 for Cardiff, London and Bristol Airport. The rural routes to access the motorway networks are quiet with no traffic congestion, so travel in the area is quick and easy. Caerleon itself is recognised for its historic Roman Fortress and Baths. Today, it is home to a plethora of small businesses, including local shops, restaurants, and a hotel. What I love most about the area, however, is being surrounded by beautiful countryside: you can walk for miles right from the doorstep! "



Step outside

Lansor

Lansor is approached through a pair of decorative, electrically operated wrought iron gates set between stone pillars. These open to a driveway that sweeps around to the large gravelled forecourt, with ample parking space, in front of the south-facing property.

The drive also leads to the side of the house, giving access to the stable block and to a number of useful outbuildings, comprising a double garage, a large store and a separate wine store.

The landscaped gardens were designed to provide a beautiful setting appropriate to a house of this stature and include areas of lawn and mature trees, shrubs and hedging.

AGENT'S NOTE

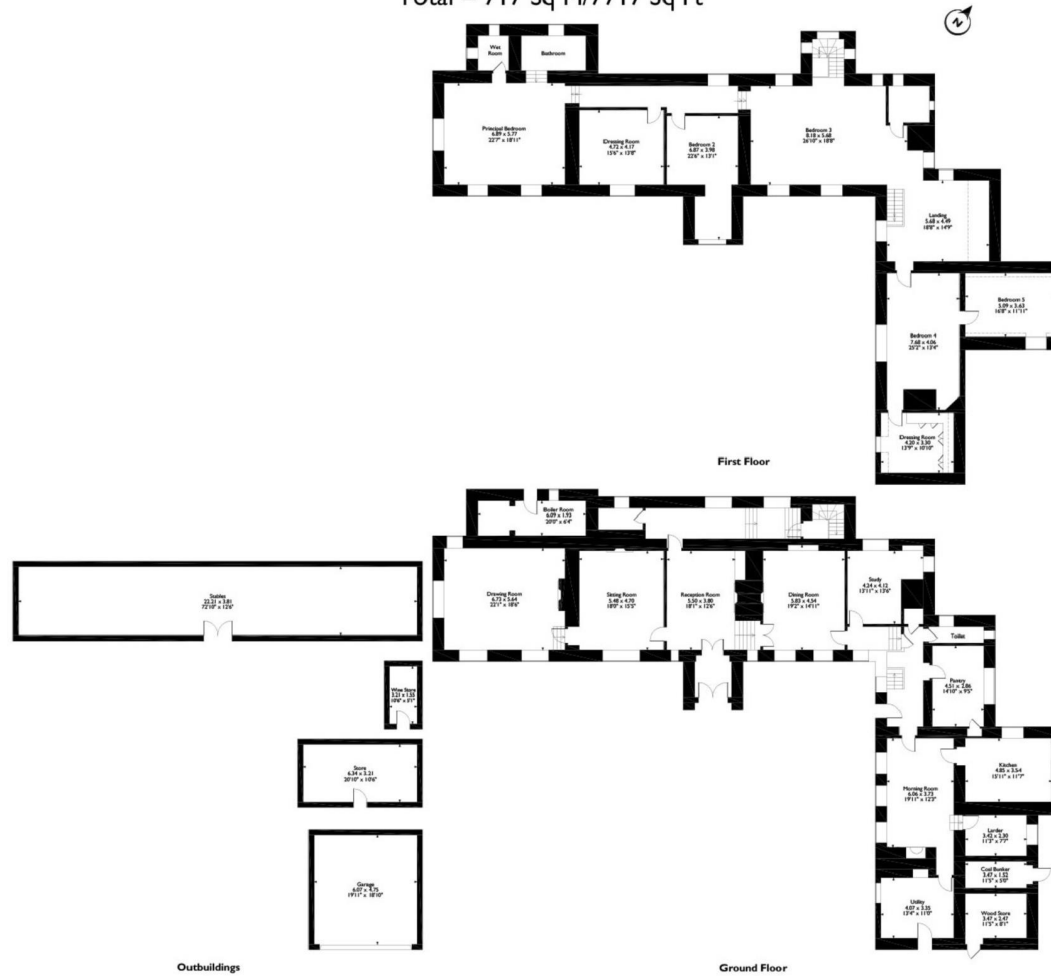
Planning has been applied for (DM/2022/01221 dated August 2022) and is Pending Consideration' for Proposed restoration and refurbishment of a grade II listed house using a sustainable and sensitive approach. The proposal includes a minor extension to the rear most modern elevation. This proposal will enable the house to become a habitable 21st Century family home.

DIRECTIONS

What3words: ///avid.hardback.ecologist



Approximate Gross Internal Area
 Main House = 544 Sq M/5855 Sq Ft
 Garage = 35 Sq M/377 Sq Ft
 Outbuildings = 138 Sq M/1485 Sq Ft
 Total = 717 Sq M/7717 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP18 1LR | 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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