



# MAMHILAD

Offers over **£700,000**



# KEEPERS LODGE

Folly Lane, Mamhilad, Monmouthshire NP4 8RD



Grade II Listed  
1.13 acre plot  
Property also benefits from a cellar

Keepers Lodge is a charming, historic Grade II Listed property situated in the sought-after rural location of Mamhilad. Steeped in history and brimming with character, it boasts an array of traditional features that reflect its heritage and timeless appeal. Perched in an elevated position, this totally private home enjoys breathtaking panoramic views across the surrounding countryside, offering a sense of peace and seclusion rarely found today.

Set within a generous 1.13-acre plot, the grounds enjoy sunshine throughout the day and are adorned with an abundance of mature trees, established shrubs, and vibrant natural wildlife, creating a truly idyllic setting. Having been cherished by the current owner for decades, Keepers Lodge presents a rare opportunity to acquire a unique home with a rich past.

Perfect for those seeking a scenic rural lifestyle, the property is also conveniently located within a short distance of charming local country pubs and just a stone's throw from main road connections, providing excellent accessibility while retaining its tranquil ambience.



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### KEY FEATURES

- Grade II Listed
- 1.13 acre plot
- Three/Four bedrooms
- Utility room
- Amazing countryside views
- 1604 sq ft



# STEP INSIDE

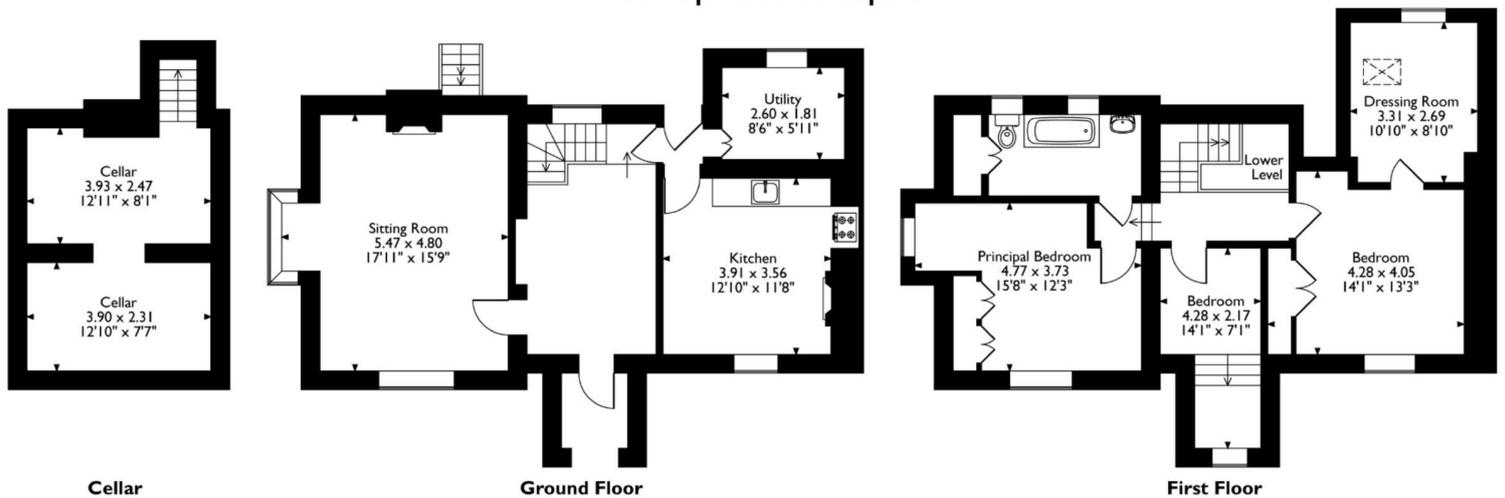


Upon entering Keepers Lodge, you are welcomed into a charming foyer, currently arranged as a cosy sitting area. From here, the home flows naturally into a generous family lounge, where large windows frame stunning views across the surrounding countryside. A built-in log burner adds warmth and character, creating the perfect setting for colder months.

Continuing through the sitting room, you'll find access to a well-appointed utility/boot room and a spacious kitchen-diner, ideal for family meals and entertaining.

The staircase to the first floor also rises from this central sitting room, which serves as the heart of the home, connecting its main living spaces.

Approximate Gross Internal Area  
Main House = 129 Sq M/1389 Sq Ft  
149 Sq M/1604 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.

Upstairs, there are three comfortable bedrooms and the main family bathroom. Bedroom two enjoys the bonus of an additional adjoining room, offering flexibility as a potential fourth bedroom, study, dressing room, or even an en-suite conversion.

The principal bedroom is a standout feature, boasting breathtaking views that stretch for miles over the countryside.

Throughout, the property showcases a wealth of traditional features, lovingly maintained by the current owners to preserve its heritage and charm. Keepers Lodge offers not only a practical family layout but also a warm and characterful home that embraces its history while making the most of its idyllic rural setting.

# STEP OUTSIDE



Step outside Keepers Lodge and you are immediately greeted by a sense of peace and seclusion. Set within a generous 1.13-acre plot, the property is approached via a long, sweeping driveway, offering an impressive first impression and complete privacy. The beautifully landscaped grounds have been carefully modified and meticulously maintained by the current owners, featuring an abundance of mature trees, well-established shrubs, and thoughtfully designed planting that enhances the natural surroundings. The gardens open up to reveal breathtaking vistas over the surrounding countryside, a truly remarkable backdrop and what we believe to be the property's most captivating feature. Whether enjoying a morning coffee on the terrace or an evening stroll through the grounds, Keepers Lodge offers an exceptional connection to nature in a private, sun-filled setting.

## INFORMATION

Postcode: NP4 8RD

Tenure: Freehold

Tax Band: G

Heating: Multi-fuel

Drainage: Private

EPC: Exempt





## DIRECTIONS

What3words: ///chatted.depending.laws



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