



Llanthony Secunda Manor  
Church Road | Caldicot | NP26 4HN

FINE & COUNTRY

# Seller Insight

“This magnificent 12th Century manor house, one of the oldest buildings in Wales, occupies a superb location within the charming village of Caldicot, on the southernmost tip of the spectacular Wye Valley. This fine example of medieval architecture, which was originally built by the monks of Llanthony Prima in 1120 and was at one time owned by Henry VIII, is a property that is steeped in history and one that fortunately has been lovingly restored to its former glory.

“I’ve always loved period properties; the older the better in my opinion,” says Becky, “but never in my wildest dreams did I ever expect to own a building of such historical importance. When I initially came across the manor I was absolutely blown away. It has the most amazing sense of history, but as soon as you step foot through the front door you immediately feel such a warm and welcoming atmosphere. I fell in love with it the minute I set eyes on it and I don’t think I’ve ever been more excited than on the day it became mine.”

“The house has only had four private owners in its entire history, three of whom have carried out extensive restoration work on it; I’d say it’s been a thirty-year process of conservation and restoration. In 1972 it was actually scheduled for demolition as it had been empty for a number of years and had fallen into a terrible state of disrepair. It was only a hurried listing of the building that saved it, and then in 1978 a lady by the name of Mrs S M McLeod began the painstaking process of renovation, which has carried on ever since. During my time here I’ve learnt a great deal about the restoration of historic buildings – and the manor itself has taught me an awful lot – and after years of hard work and dedication I’m proud to say that the house is now in excellent condition and has been transformed into a really beautiful home.”

“Each and every room has its own unique character and charm,” says Becky, “and every one tells you something different about the history of this house. I love it all.”

“The house sits within this gorgeous little village, which is surrounded by glorious open countryside, and boasts a number of really good schools as well as an array of shops, pubs and restaurants,” says Becky. “However I can hop in the car and in around half an hour I can be anywhere from Bristol to Cardiff. My children were very young when we first moved here, so for us as a family the location has been absolutely ideal.”

“The garden is another lovely feature of the property, and although a generous size it’s very easy to maintain,” says Becky. “It’s surrounded by a high stone wall, so not only is it a very peaceful space, but it’s also incredibly private.”

“It’s the amazing sense of history and the building’s connection with so many generations that I think I’ll miss when I leave,” says Becky. “As you get to know the house a story unfolds, and the more time you spend here the more it tells. It’s been a real privilege to own such an historic building and I’ll be so sad to leave, but I’m so excited for the person who is lucky enough to own it next.”

\*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 inside

## Llanthony Secunda Manor

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We are delighted to offer for sale this piece of history. This property is an 800-year-old Grade II\* Listed manor house which has been traditionally restored over the past couple of decades. The property is approached by a driveway offering parking for numerous cars and has a separate barn for either additional accommodation (subject to the usual planning consents) or as a garage.

The main house has a wealth of historical charm throughout with original bread ovens to lime washed walls. The ground floor offers a formal reception room, characterful kitchen with the original bread oven recess and range cooker with four ovens and six burners, dining room, study/snug, downstairs cloakroom and utility room.

On the first floor (accessed from three staircases) has the Great Hall which is a magnificent dining hall and the separate library. Off the Great Hall there is access to the stunning main bedroom with an en-suite w/c. Off the main landing there is access to the utility room which in turns leads to a spacious bathroom and store room.

On the second floor (accessed from a spiral staircase) there are three further bedrooms and a modern period style bathroom with rolltop bath and shower.

On the top floor there is a further 17'5 x 13'9 room which could become bedroom five or a further reception room. On this floor there is also access to a large roof void which measures 32'1 x 15'9.

Outside the gardens are to three sides of the property with a mixture of courtyards, lawns, there is even a covered well.

This house has to be viewed in order to appreciate this piece of history which we believe was once owned by Henry VIII.







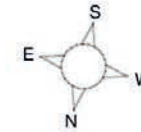
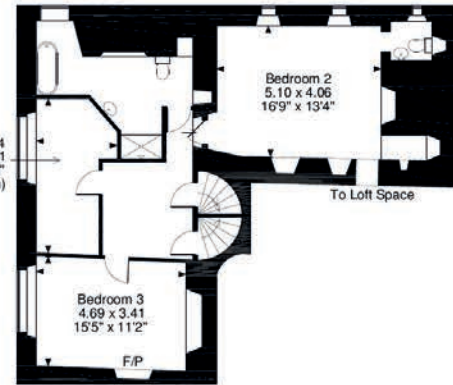
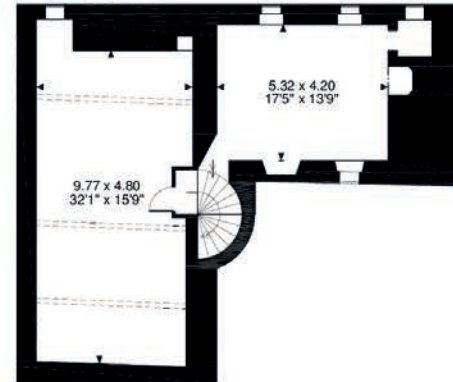
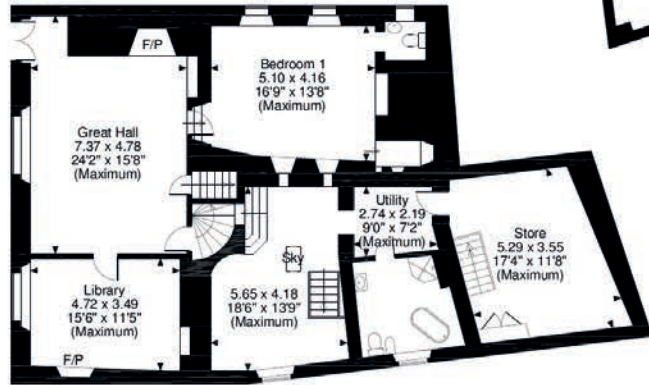
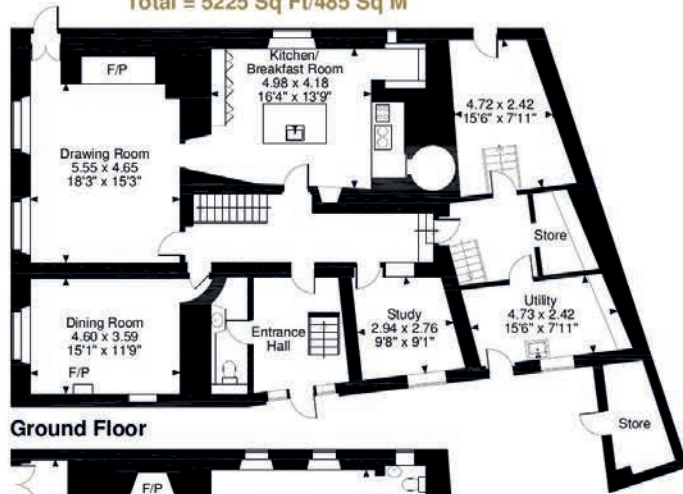
EPC Exempt

**Llanthony Secunda Manor, Church Road, Caldicot**

**Approximate Gross Internal Area  
Main House = 5167 Sq Ft/480 Sq M**

**Store = 58 Sq Ft/5 Sq M**

**Total = 5225 Sq Ft/485 Sq M**



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

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

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