

CEFNTILLA

NR. USK • MONMOUTHSHIRE







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One of Monmouthshire's finest houses with beautiful grounds and extensive parkland

Usk 3 miles • Raglan 4 miles • Chepstow 11 miles • Newport 15 miles • Monmouth 15 miles • M4 (J24) 10 miles

Accommodation and amenities

Lot 1

Main House: Great Hall • Sitting room • Garden room • Sun room • Study • Kitchen • Breakfast room

Extensive domestic offices • Cellars

First floor with Drawing room • Library • 6 Bedrooms • Bathroom

Second floor with 9 Bedrooms • Bathroom • Shower • Attics

Outbuildings: Bothy • 3 bed flat • Coach house flat with Garaging • Office • Former stables • Workshops • Fuel stores

Magnificent formal gardens • Walled garden • Greenhouses • Woodland • Paddocks • Parkland • Views • Two long driveways

In all about 62.5 acres (25.3 hectares)

Lot 2 3 arable fields about 28.3 acres (11.45 hectares)

Lot 3 4 arable fields about 17.3 acres (7 hectares)

Lot 4 1 Tonmawr, Llanolway

Lot 5 No.1 and 2 Cefntilla Cottages, Llanolway

Woodland totalling 58 acres (23.4 hectares) by separate negotiation.

The Area

Cefntilla is set between the Monmouthshire villages of Usk and Raglan overlooking stunning countryside, yet highly convenient for the national motorway network. Both villages have useful local shops and services whilst a greater range is available in Abergavenny, Monmouth, Chepstow and Newport just 15 miles south.



Schools

Usk and Raglan have good primary schools. The highly respected Haberdashers schools for girls and boys are in Monmouth, and the St. Johns on the Hill Preparatory school is in Chepstow. Private schools in Cheltenham and Clifton are much used locally.



Golf

The Celtic Manor Golf and Country Club is exceptional and is a mere 11 miles south.



Sport

There are good leisure centres in Chepstow, Monmouth and Newport, and Cardiff's extensive opportunities are within 30 minutes drive.



Racing

Chepstow, Hereford, Worcester, Cheltenham and Bath.



Fishing

The Rivers Wye and Usk flow close by. The fishing is first rate yet surprisingly undiscovered.



Walks and Rides

Glorious walking and riding in surrounding woods and countryside and nearby Forest of Dean.



Travel

Bristol Airport is 43 miles, Cardiff Airport is 37 miles. A direct train service runs from Newport to London Paddington (approximately 95 minutes).







Lot 1 – The House

Cefntilla Court is a magnificent Grade II* country house that for the last 150 years has been the seat of the Lord Raglan. The original Jacobean house can be dated by the fireplace in the Great Hall, inscribed “1616” and with Herbert arms. It was most likely built by someone owing allegiance to that family. Cefntilla Court fell into disrepair but was rescued in 1856 by the Raglan Memorial Committee who purchased the house and estate for the widow and descendants of FitzRoy Somerset, 1st Lord Raglan, who had died in Crimean War whilst leading the British expeditionary force.

It was substantially enlarged under the direction of Sir Matthew Digby Wyatt and his brother T H Wyatt. Further additions, including the Coach house, were made later in the nineteenth century.

The house stands privately at the end of a long tree-lined drive, sitting proudly surrounded by mature gardens with stunning views over the rolling Monmouthshire countryside. A porch from the gravel courtyard leads through to the 19th century hall and 17th century Great Hall, the drawing room and library being on the first floor.

There are remarkable examples of frieze work, fireplaces, sprung floors and mullion windows as expected of a house of this importance.

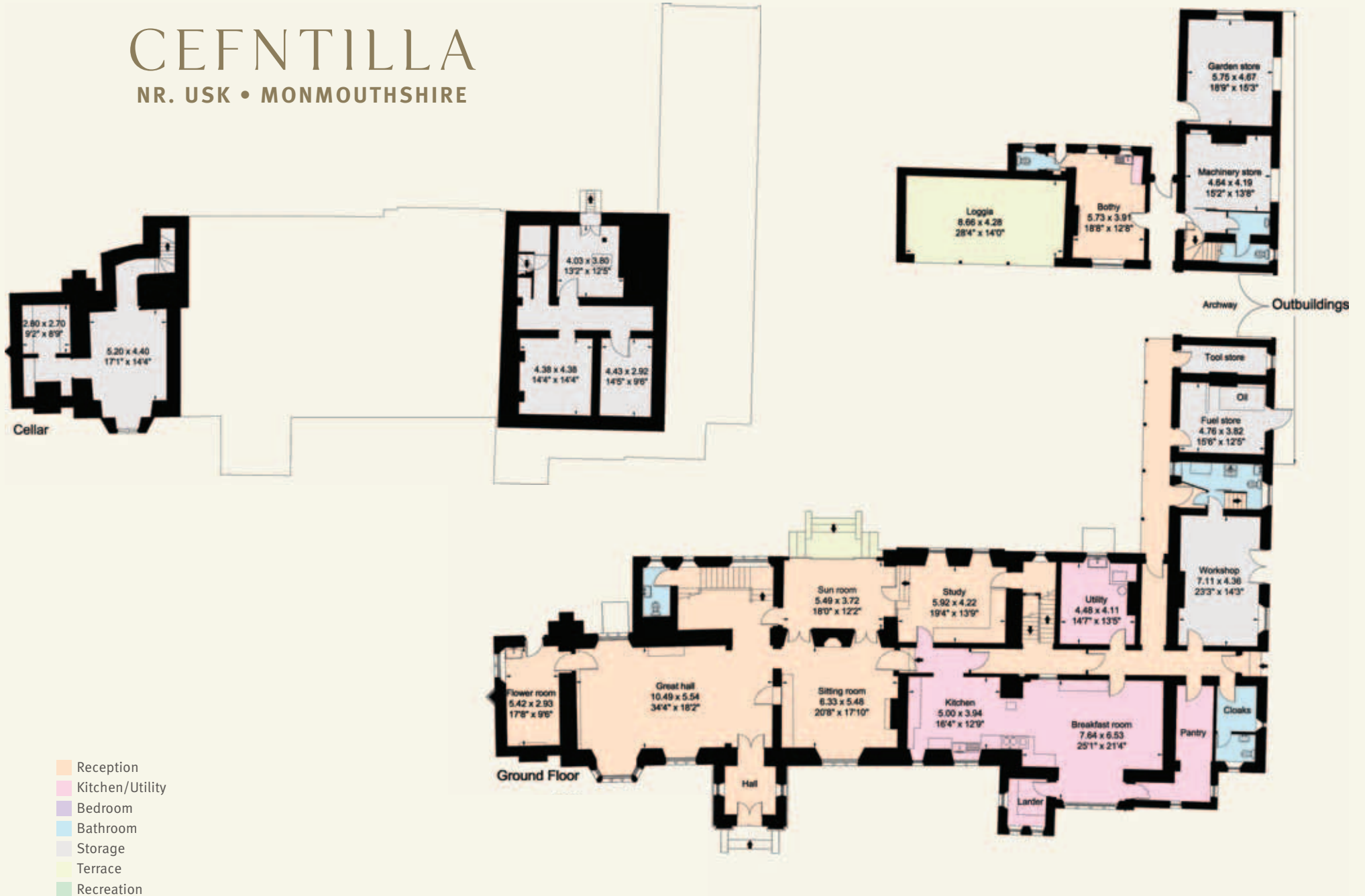
The frieze work in the Great Hall is believed to have been recovered from the ruins of Raglan Castle. The ‘EW’ inscribed upon it is understood to stand for Edward Worcester (Edward Somerset, Earl of Worcester) and was restored by the 4th Lord “with artistry and scholarship” to quote Pevsner. The domestic offices include a large kitchen, breakfast room and the former housekeeper’s room where the 5th Lord Raglan restored and maintained his beloved Bugattis.

Along with the drawing room and library there are 6 bedrooms on the first floor and a further 9 bedrooms and attics on the second.




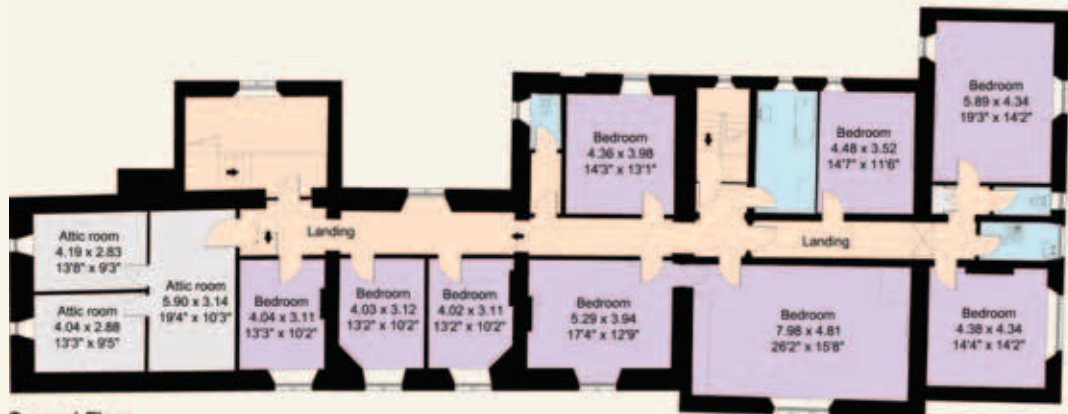
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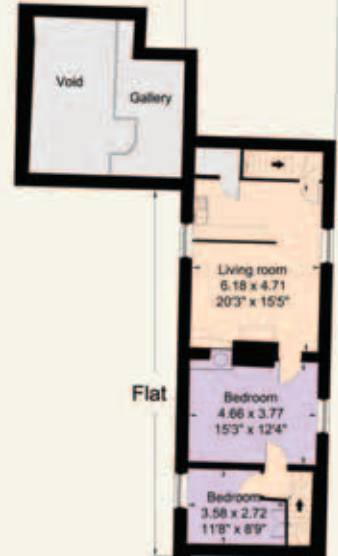

APPROXIMATE GROSS INTERNAL FLOOR AREA:
 Cefntilla Court: 1,375 sq m (14,800 sq ft)
 Outbuildings: 166 sq m (1,787 sq ft)
 Coach House: 363 sq m (3,907 sq ft)
 Total: 1,904 sq m (20,494 sq ft)
 © Cotswold Plans Ltd. 01386 430176
 6.10.2011 ma6129



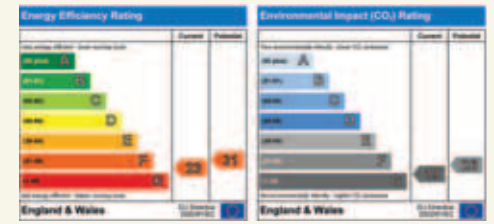
Second Floor



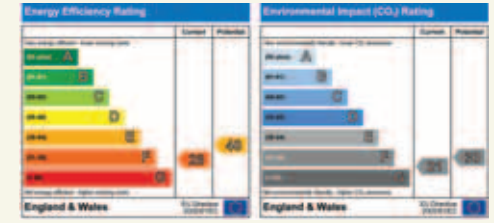
First Floor



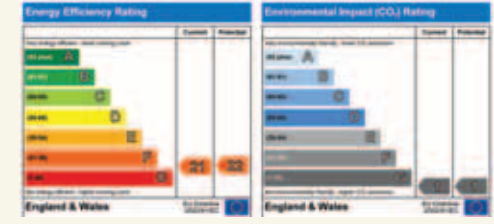
Flat



Cefntilla Main House



Coach House - Flat



Flat



Outbuildings

There is an array of outbuildings that are perfect for the running of a small estate. The Victorian Coach house has garaging for at least 5 cars as well as storage and a 3 bed cottage. The Bothy and 3 bed flat could easily be brought back into occupation.

Gardens

Cefntilla's gardens are renowned as being 'quite magnificent'. The imposing gravelled front elevation and pathways are flanked by mature roses and topiaried yew walks, lawns and a beautiful large lily pond. The enclosed south front has a formal lawn, herbaceous beds and parterres, whilst the myriad of mature trees merge into an arboretum producing a riot of colour in the autumn. To the rear is the walled garden with ancillary buildings.

The Cottages

There are 3 separate cottages to the south of the walled garden which are available as additional lots.

Ton Mawr

Semi detached including living room, kitchen, 2 bedrooms, bathroom. AST

Cefn Tilla Cottage 1

A Woolaway bungalow including living room, kitchen, 3 bedrooms, bathroom. AST

Cefn Tilla Cottage 2

A Woolaway bungalow including living room, kitchen, 3 bedrooms, bathroom. AST



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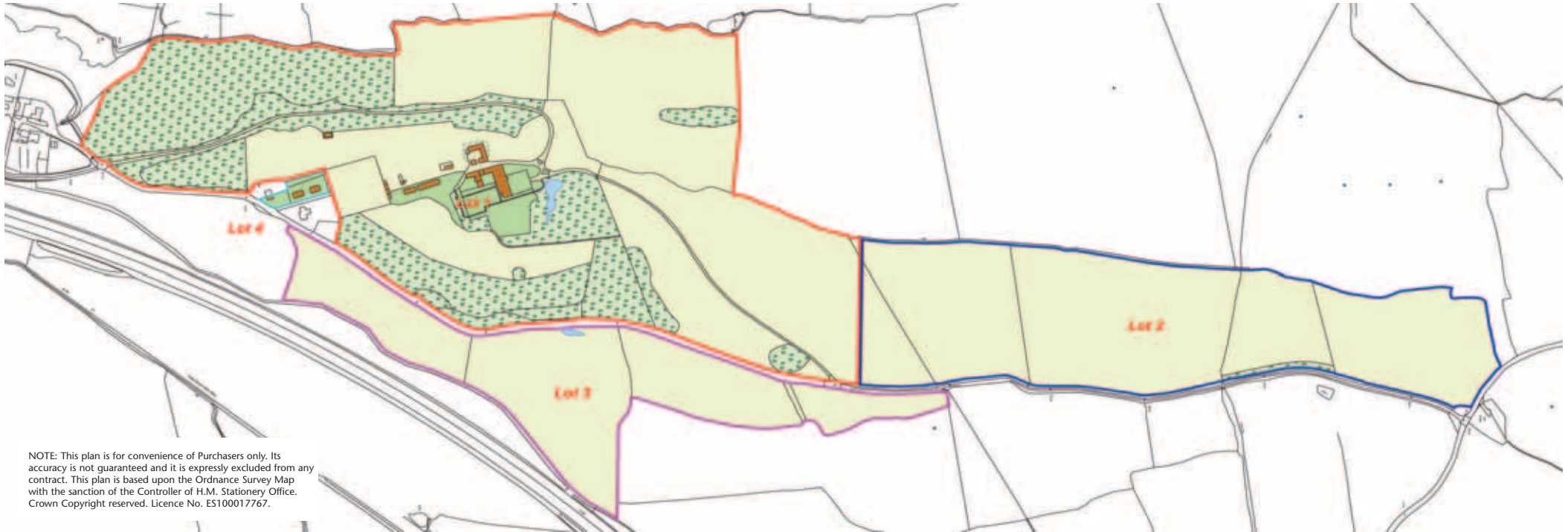


The Land

Flanking the front and rear drives are woodland and fields dotted with mature trees that guard and add grace to its formal setting. Additional land is available in separate lots, as is the woodland a mile or so away at Cold Harbour







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Services

Mains electricity, private water, private drainage, oil-fired central heating.

Local Authority

Monmouthshire County Council.
Tel: 01633 644 644.
Email: contact@monmouthshire.gov.uk

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation.

Rights of Way

It should be noted that the vendor is aware of a footpath that crosses Lot 2.

Viewing

All viewings must be made strictly by appointment only with Knight Frank.

Directions (Postcode: NP15 1DG)

From the M4 (J 24) take the A449 north to the first turn off at Usk. Almost immediately, turn right across the carriageway onto the Chepstow road and continue for just under a mile. Just before the road bends round to the right, turn sharp left, and proceed along the road. About 400 yards after crossing the A449 the entrance gates are on the left. Proceed down to the front of the house.



Important notice

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