



MACHEN HOUSE

LOWER MACHEN | NEWPORT





MACHEN HOUSE

LOWER MACHEN | NEWPORT | NP10 8GU

MACHEN HOUSE IS A GRADE II* LISTED COUNTRY HOUSE AND FORMER RECTORY LOCATED WITHIN THE HEART OF THE VILLAGE OF LOWER MACHEN, JUST 5 MILES FROM NEWPORT AND 13 MILES FROM CARDIFF. THE PROPERTY HAS A WEALTH OF HISTORY AND IS BEING SOLD WITH MACHEN COTTAGE AND THE BOTHY ALONG WITH A RANGE OF OUTBUILDINGS, SURROUNDED BY BEAUTIFUL GARDENS, GROUNDS AND FIELDS MEASURING APPROXIMATELY 28 ACRES.

- Beautiful Grade II* Listed house in need of modernisation throughout •
- Five first floor bedrooms, a nursery, two en-suites and a family bathroom •
- The Principal bedroom suite has a dressing room and an en-suite shower room •
 - Potential to reinstate a former wing (STP) •
 - The Bothy is a one bedroom residence within a tower •
 - Machen House Cottage is a one bedroom stone cottage •
 - Gardens, grounds and land approaching 28 acres •
- Lake with a spectacular footbridge, tennis court and swimming pool •
- A further 4.5 acres of land, including woodland for sale by separate negotiation •

Distances from Machen House

Machen 1.1 miles • Caerphilly 5.5 miles • Newport 5.7 miles
Cardiff 13.3 miles • Bristol 38.9 miles • London 145.8 miles
Cardiff Airport 30.4 miles • Bristol Airport 41.8 miles • Birmingham
Airport 107.4 • Risca and Pontymister Train Station 2.6 miles •
Rogerstone Train Station 3.6 miles • Cross Keys Train Station
5.4 miles • Newport Train Station 5.8 miles •
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Machen House is situated in a prominent position in the centre of the small and select hamlet of Lower Machen, at the western edge of the city of Newport. The hamlet forms part of a larger conservation area, designated as a site of archaeological interest, and as a result encapsulates a wealth of history and listed buildings. St Michaels & All Angels Church is also located in the heart of the village next to Machen House.

Machen itself lies further west and offers the essentials such as a convenience store, supermarket, post office, pharmacy and take away venues, along with a village hall, primary school and Independent Christian School. Independent education can be found in Cardiff and Newport at Cardiff Steiner School, Kings Monkton School in Cardiff and Rougemont School in Newport. Further afield is Caerphilly, famous for Caerphilly Castle, arguably one of the most recognised castles in Wales. Caerphilly also hosts a farmers and artisan market on the 2nd Saturday of every month.

The property is accessible for those needing to commute to the wider region with the A468 on the doorstep leading to the M4 motorway, that in turn leads to the major cities of Newport, Bristol, Cardiff and London. Trains from Newport and Cardiff arrive in London in just over 2 hours.

THE PROPERTY

Machen House is a beautiful Grade II* Listed former rectory located in the centre of the village of Lower Machen immediately West of the Parish Church. The property was built in 1831 by the Tredegar Estate for the younger brother of the first Lord Tredegar who was also chaplain to Queen Victoria.

Machen House is of architectural importance and as a result retains many original features today. The special interest of the house is the Georgian Gothic entrance hall with cast iron piers carrying three Tudor arches with quatrefoils. The widest arch frames a magnificent winding staircase with a central column thought to have been a ship's mast. The entrance hall sets precedent for the rest of the property showcasing period features to include arched windows, picture rails, deep skirting boards, panelled shutters and reveals. Just off the entrance hall is a ground floor wet room.

A door from the Grand Entrance Hall opens into the Morning Room that features an 18th century Adam-style mantelpiece removed from Ruperra Castle after the fire of 1941. Either side of the fireplace are Gothic bookcases with details matching the staircase. French doors open out to the garden and a magnificent Magnolia tree.

Adjacent to the Morning Room, accessed via an inner corridor is the central Dining Room also having a fireplace believed to have come from Ruperra Castle. Adorning the ceiling is a Adam-style frieze, restored cornice and a floral ceiling border. French doors open out to the gardens with a view of the ancient Magnolia tree.



The Drawing Room has a fine 18th century opulent, mantelpiece thought to have been bought by the then tenant, Lord Thomeycroft from his home in Staffordshire. This room also has an enriched cornice, and the ceiling has diamond and square panels. Enormous floor to ceiling sash bay windows overlook the garden and the edge of the beautiful lake.

Across the inner hallway a door opens into the kitchen. There are a range of kitchen cabinets, a gas Aga with 2 hot plates, a 4-ring gas hob and an electric oven. A porcelain sink sits under the window looking through into the sunroom. There is space for a dishwasher and space in the centre of the kitchen for a breakfast table. At the rear of the kitchen is a utility room with a storage cupboard, safe and plenty of space for white goods.

The Amdega Sunroom was added in approximately 2005. Mandarin Stone floor tiles can be found underfoot, and the ceiling is glazed.

The historical winding staircase in the Grand Entrance Hall leads up to the first floor open landing. A ceiling lantern allows light to flood into this space. There are steps on the landing that would likely have led to the servants quarters. This was demolished many years ago but there could be an opportunity to reinstate it, subject to gaining the necessary planning and Listed Buildings Consents. The steps now lead to a beautiful window seat overlooking the side aspect.

From the landing steps lead up to the impressive Principal bedroom suite boasting a beautiful bay window. There are three floor to ceiling sash windows overlooking the garden. Walk through the dressing room with a row of fitted wardrobes to reach the en-suite shower room. In addition to the Principal bedroom are three further bedrooms, one with an en-suite bathroom and a nursery.

Next to the nursery is the family bathroom. It has a four-piece suite comprising of a corner bath, a vanity cupboard with wash hand basin, a bidet and a w.c. Completing the first floor is a laundry room with a range of bespoke laundry cupboards and a substantial airing cupboard at the rear.



OUTSIDE

Machen House and gardens are notable for their important historic link with the Morgans of Tredegar, at a time when the family was at the height of its importance. As a result, the house and gardens are in a conservation area and registered with CADW, under the Ancient Monuments and Archaeological Areas Act, as a Historic Park and Garden.

A gate between gate piers within the curved screen wall at the entrance of the property, open to reveal a long driveway, sweeping up to a turning circle edged with attractive flower borders and a pond and fountain. A pedestrian gate provides private access to St Michaels Church. In addition to the parking area is a garage with electric up and over door, large enough to house four vehicles. Doors inside open to reveal a boiler house and wine store. Next to the garage is a car port, tack room and 'flower house', so called as it is where the family used to arrange flowers.

Castellated boundary walls with mock turrets enclose the 19th century gardens. The Bothy, Machen Cottage and a range of outbuildings, including potting sheds and stables, wrap around a central lawn. There is potential to convert some of the outbuildings into further accommodation subject to gaining the necessary planning consents.

Freestanding on the lawn is the Beebole, a Gothic garden feature with shelves for bee-skeps, it is believed to be made from white quartz stone. A natural stream meanders through the lower part of the garden past the tennis court and swimming pool, both are in need of restoration. The changing rooms, complete with sauna are located next to the swimming pool but would also benefit from modernisation. A fascinating feature next to the tennis court is a revolving summer house.

The stream runs into two ornamental lakes, one has a beautiful footbridge, designed and based on the Chinese willow pattern. Our vendors' family have childhood memories of fishing for trout on the lake from a little fishing boat. The lake is no longer stocked with trout but could be again if desired. The gardens are landscaped and have an abundance of mature trees and pathways to enjoy walks through the garden that lead to a quaint summer house with painted iron columns.

Outside of the walled garden is approximately 19 acres of land and approximately 4.5 acres of ancient woodland. There is gated vehicle access to the field from Upper Ochrywth lane and also the west boundary. A public footpath crosses the field diagonally. Horses have previously been kept on the land, our vendors' family gushed 'there is wonderful riding in the area'.

THE BOTHY

The Bothy is located to the north of Machen House beside St Michaels Church. The Bothy would benefit from some modernisation and comprises of a spacious living area with barrelled ceiling, a fitted kitchen with a spiral staircase leading up to a bedroom and bathroom within the tower on the first floor. The Bothy is attached to Machen Cottage.



The Bothy

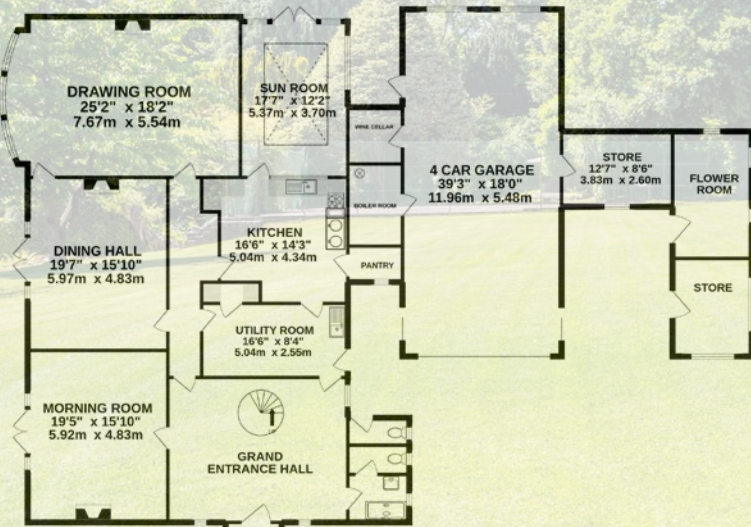


Machen Cottage



FLOORPLAN

GROUND FLOOR
3362 sq.ft. (312.3 sq.m.) approx.

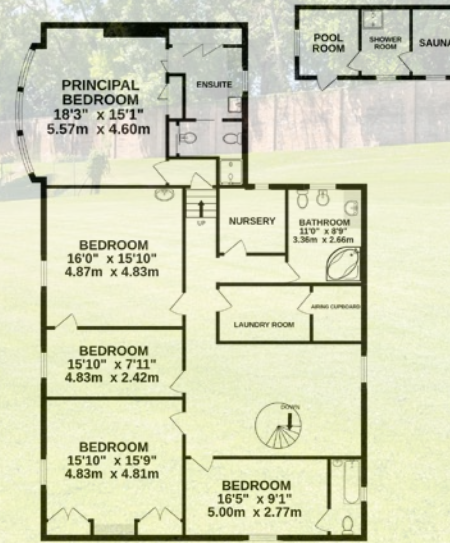


TOTAL FLOOR AREA : 5241 sq.ft. (486.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

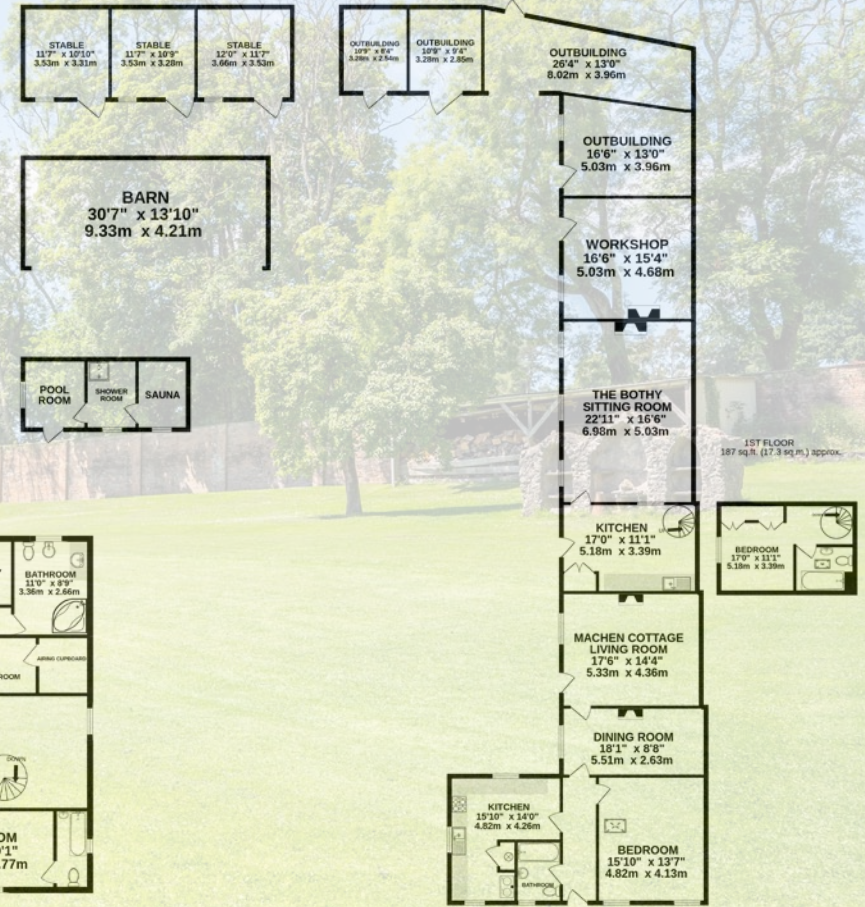
1ST FLOOR
1880 sq.ft. (174.6 sq.m.) approx.



TOTAL FLOOR AREA : 3514 sq.ft. (326.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



MACHEN HOUSE COTTAGE

An attractive single storey cottage comprising of a kitchen with a Rayburn stove, a living room, dining room and one bedroom with a barrelled ceiling. It has its own pretty garden to the front aspect.

KEY INFORMATION

Agents Note: The garden curtilage and woodland at Machen House is registered with CADW as a Historic Park and Garden under the Ancient Monuments and Archaeological Areas Act.

Agents Note: All of the trees at Machen House have Tree Protection Orders.

Agents Note: Japanese Knotweed has been identified in the main field. A treatment plan has been arranged.

Services: Mains electricity, gas, water and drainage

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band for Machen House : I

Council Tax Band for Machen Cottage: B

Local Authority: Newport County Council. Telephone: 01633 656 656

Viewings: Strictly by appointment with the selling agents

Directions: At Coldra Roundabout, take the exit onto the M4 slip road to Cardiff. Stay on the M4 exiting on to the B4591. Join Western Avenue, then turn right onto Bassaleg Road which leads onto Park View. Cross the roundabout joining Forge Road, taking the 1st exit at the next roundabout onto A468 Caerphilly Road. Continue until you reach the sign for Lower Machen and St Michaels & All Saints Church. Take the right turning and the property will be found in the heart of Lower Machen on the right.

Postcode: NP10 8GU



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park
Monmouth
NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared July 2022.