# Kemeys Folly hunting lodge returns to market with price increase after seven years unsold



Kemeys Folly, a striking Grade II-listed hunting lodge located near Newport, South Wales, has recently re-entered the property market, this time listed at £1.95 million—a £100,000 increase from its last asking price. This unique residence has captured public attention since being featured on the popular Channel 4 show *Grand Designs* in 2009, offering a blend of historic charm and modern amenities amidst its stunning 24-acre grounds.

Originally constructed in the early 18th century as a hunting lodge for the Sheriff of Monmouth, Kemeys Folly has undergone a remarkable transformation over the years. Investment banker Dean Berry and his wife Sarah acquired the derelict property for £830,000 in 2005, embarking on an ambitious restoration journey that would eventually unfold on television. The couple's vision leveraged both the building's historic features and contemporary architecture, particularly evident in the expansive glass extension that now curves elegantly from the main structure. This innovative addition not only enhances the visual appeal but also introduces a modern architectural language that plays beautifully against the traditional stone framework of the lodge.

The property is now a luxurious six-bedroom home, with five of those bedrooms featuring en-suite bathrooms, a cinema room, and an open-plan kitchen that flows into both dining and living areas. One of the standout aspects of Kemeys Folly is the master bedroom, which occupies an entire floor of the tower, boasting its own roof terrace that is perfect for enjoying the breathtaking panoramic views that extend across nine counties. Such vistas are a major selling point; the lodge is perched on a hilltop that offers an elevated perspective of the picturesque Vale of Usk, with sweeping landscapes that have captivated both the owners and visitors alike.

Despite the allure of its design and location, Kemeys Folly has faced challenges in finding buyers. Although it attracted attention following its initial listing, the property remained on the market for an extended period without a sale. Reports indicate that the residence has had difficulty selling for over seven years, a situation not entirely uncommon in the luxury market, where homes often require specialized marketing strategies to appeal to affluent buyers. The desire for unique properties remains strong, yet the current market dynamics, particularly in regions like South Wales, can be unpredictable.

To enhance its appeal, the owners have updated the property while preserving its historical essence; this careful balance attracts both homebuyers looking for modern convenience and those drawn to its storied past. Notably, the renovations included a practical decision to source the kitchen from a well-known high street retailer instead of opting for bespoke designs, showcasing a commitment to maintaining quality without incurring excessive costs.

The extensive grounds of Kemeys Folly offer additional features, including formal gardens, landscaped areas perfect for outdoor gatherings, and a detached leisure building that houses an indoor swimming pool. This emphasis on both indoor and outdoor entertaining facilities further positions the home as an ideal space for family living or hosting guests.

As interest reignites in Kemeys Folly, potential buyers are reminded that this residence is not just a house; it's an opportunity to own a piece of history, entwined with modern luxury in a setting that boasts both tranquillity and convenience, given its proximity to the M4 motorway, just under three miles away. The combination of heritage and contemporary living continues to attract interest, suggesting that the right buyer for this exceptional property may still be out there, waiting to appreciate all that it offers.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-14753177/six-bed-hunting-Grand-Designs-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.standard.co.uk/homesandproperty/luxury/grand-designsfeatured-18thcentury-sheriffs-hunting-lodge-in-south-wales-back-on-the-market-after-failing-to-sell-for-seven-years-a117861.html)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/news/article-14753177/six-bed-hunting-Grand-Designs-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.southwalesargus.co.uk/news/23620603.grand-designs-newport-folly-goes-sale-1-85m/), [[5]](https://www.walesonline.co.uk/lifestyle/welsh-homes/folly-transformed-grand-designs-impressive-24652846)
* Paragraph 3 – [[2]](https://www.standard.co.uk/homesandproperty/luxury/grand-designsfeatured-18thcentury-sheriffs-hunting-lodge-in-south-wales-back-on-the-market-after-failing-to-sell-for-seven-years-a117861.html), [[3]](https://www.southwalesargus.co.uk/news/23620603.grand-designs-newport-folly-goes-sale-1-85m/), [[7]](https://www.idealhome.co.uk/news/18th-century-kemeys-folly-hunting-lodge-on-sale-grand-designs-195453)
* Paragraph 4 – [[5]](https://www.walesonline.co.uk/lifestyle/welsh-homes/folly-transformed-grand-designs-impressive-24652846), [[6]](https://www.southwalesargus.co.uk/news/14690063.if-youve-got-17m-to-spare-this-amazing-newport-house-could-be-yours/)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-14753177/six-bed-hunting-Grand-Designs-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[6]](https://www.southwalesargus.co.uk/news/14690063.if-youve-got-17m-to-spare-this-amazing-newport-house-could-be-yours/)
* Paragraph 6 – [[4]](https://www.walesonline.co.uk/whats-on/travel/grand-designs-welsh-home-kevin-23007304), [[5]](https://www.walesonline.co.uk/lifestyle/welsh-homes/folly-transformed-grand-designs-impressive-24652846)
* Paragraph 7 – [[1]](https://www.dailymail.co.uk/news/article-14753177/six-bed-hunting-Grand-Designs-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.standard.co.uk/homesandproperty/luxury/grand-designsfeatured-18thcentury-sheriffs-hunting-lodge-in-south-wales-back-on-the-market-after-failing-to-sell-for-seven-years-a117861.html), [[3]](https://www.southwalesargus.co.uk/news/23620603.grand-designs-newport-folly-goes-sale-1-85m/)

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## Bibliography

1. <https://www.dailymail.co.uk/news/article-14753177/six-bed-hunting-Grand-Designs-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/homesandproperty/luxury/grand-designsfeatured-18thcentury-sheriffs-hunting-lodge-in-south-wales-back-on-the-market-after-failing-to-sell-for-seven-years-a117861.html> - Kemeys Folly, a Grade II-listed 18th-century hunting lodge in South Wales, has been re-listed for sale at £1.95 million after failing to sell for seven years. The property, originally built in 1712, was extensively restored and featured on Channel 4's Grand Designs in 2009. It includes six bedrooms, five bathrooms, a cinema room, and a glass extension, all set within 24 acres of land offering panoramic views across nine counties. The restoration combined historic elements with contemporary design, creating a unique family home.
3. <https://www.southwalesargus.co.uk/news/23620603.grand-designs-newport-folly-goes-sale-1-85m/> - Kemeys Folly, a restored Grade II-listed folly in Newport, South Wales, is on the market for £1.85 million. The property, featured on Channel 4's Grand Designs, includes six bedrooms, a cinema room, and a glass extension. Set in 24 acres of land, it offers panoramic views of the surrounding countryside. The restoration preserved the building's historic features while incorporating modern amenities, making it a unique and luxurious family home.
4. <https://www.walesonline.co.uk/whats-on/travel/grand-designs-welsh-home-kevin-23007304> - Kemeys Folly, a historic Welsh property featured on Channel 4's Grand Designs, is now available for rent on Airbnb. The Grade II-listed 18th-century hunting lodge offers six bedrooms, each with an en suite, and a cinema room. Guests can enjoy panoramic views of the Welsh countryside and nine counties. The property combines historic charm with modern amenities, providing a unique and luxurious experience for visitors.
5. <https://www.walesonline.co.uk/lifestyle/welsh-homes/folly-transformed-grand-designs-impressive-24652846> - Kemeys Folly, a historic Welsh property featured on Channel 4's Grand Designs, is back on the market after years of struggling to find a buyer. The Grade II-listed 18th-century building, transformed into a stunning family home, is listed for £1.95 million. It offers six bedrooms, five bathrooms, and panoramic views of the Usk Valley and Monmouthshire. The property also includes 24 acres of historic woodland and pasture, equestrian facilities, formal gardens, terraces, and a swimming pool complex.
6. <https://www.southwalesargus.co.uk/news/14690063.if-youve-got-17m-to-spare-this-amazing-newport-house-could-be-yours/> - Kemeys Folly, a Grade II-listed 18th-century hunting lodge in Newport, South Wales, is on the market for £1.795 million. The property, featured on Channel 4's Grand Designs, includes six bedrooms, a cinema room, and a glass extension. Set in 24 acres of land, it offers panoramic views of the surrounding countryside. The restoration preserved the building's historic features while incorporating modern amenities, making it a unique and luxurious family home.
7. <https://www.idealhome.co.uk/news/18th-century-kemeys-folly-hunting-lodge-on-sale-grand-designs-195453> - Kemeys Folly, an 18th-century hunting lodge in Langstone, near Newport, South Wales, is on the market for £1.95 million. The property, featured on Channel 4's Grand Designs, includes six bedrooms, five bathrooms, an open-plan kitchen, dining, and lounge area, and a cinema room. The master bedroom occupies an entire floor of the tower and opens to its own roof terrace. The property is set in 24 acres of land and offers panoramic views of the surrounding countryside.