



1 Church Lane  
Llansoy | Usk | Monmouthshire | NP15 1HL

FINE & COUNTRY

# 1 Church Lane

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This substantial, detached village home offers the luxury of space, with six first-floor double bedrooms and a choice of generous ground floor rooms for family living and entertaining.

The well-laid-out house has been extended and remodelled to increase the flexible ground floor accommodation, currently arranged to provide two spacious reception rooms, a good-sized dining room, a pleasant study ideal for home working and a kitchen/breakfast room large enough for a family to congregate round the kitchen table. Upstairs two of the bedrooms have en-suite facilities and there is also a family bathroom and a separate family shower room.

The house sits on a corner plot, with gardens to three sides and some lovely countryside views. It is situated alongside a quiet country lane in the charming Monmouthshire village of Llansoy, four miles from the larger village of Raglan, with its shops, pubs, primary school and doctors' surgery and just over five miles from the wider range of local facilities in the historic market town of Usk. Just 12 miles away is the town of Monmouth, with its vibrant town centre and range of educational facilities including the Haberdashers Monmouth independent boys' and girls' schools. Chepstow, some 10 miles distant, is famed for its historic castle in its spectacular clifftop location alongside the River Wye.

Llansoy is surrounded by rolling hills and lush greenery and is a great location for those who love outdoor pursuits such as walking and cycling. It is close to the Wye Valley, an area of outstanding natural beauty, known for its meandering river and stunning landscapes. The family home enjoys all the benefits of the countryside, yet is in a convenient location for commuters or for access to city life in the Midlands, Bristol, Cardiff and Newport with access from Raglan to the A40 and A449 northwards and from Usk to the A449 south.



# STEP INSIDE

## 1 Church Lane

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The double, wooden front doors, set under a large open-side porch, open to a spacious entrance hallway, with double French doors to the drawing room straight ahead. The hallway then leads round to the further ground floor rooms and the stairs to the first floor.

The drawing room is an elegant entertaining space with decorative coving, an attractive feature fireplace and French doors to an extensive terrace, with views over the lawned front garden to the rolling Monmouthshire hills. The drawing room is just across the hallway from the formal dining room, which also has decorative coving. The room is filled with light from a window to the back garden and French doors which lead out to a continuation of the terrace at the side of the house. Next door is a practical, Shaker-style fitted kitchen, with tiled flooring, plenty of storage space and room for a family dining table. Adjacent is the study, which has a large window overlooking the gardens to the side of the house. Next door to the study is the sitting room, filled with natural light from a window to the front driveway and French doors to the side garden. A focal feature in this lovely room is a classic-style stone fireplace.

Completing the ground floor accommodation are a cloakroom off the entrance hallway, a useful, fully-fitted utility room and an adjacent shower room.

Upstairs, the generous main bedroom, flooded with light from large windows to the front and side of the house, has fitted wardrobes and an en-suite shower room. The largest of the remaining bedrooms also has an en-suite shower room. Making a striking feature in this bedroom are double French doors opening to a Juliet balcony overlooking the side gardens.

The further four bedrooms are served by both a shower room and an attractive family bathroom, with a contemporary, free-standing teardrop bath.















# STEP OUTSIDE

## 1 Church Lane

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The house is accessed off a country lane through double wooden gates which open to a driveway in front of the house, with parking for four cars. The house sits in a corner plot, screened by mature trees and hedging which provide privacy. The gardens to the front are laid to lawn and bordered by trees and fencing giving way to neat hedging. There are lovely views across the lane to the rolling, wooded countryside.

The level front lawn adjoins a large terrace which is laid with paving in a decorative pattern. Part of the terrace enjoys the country views, making it a wonderful outdoor space for relaxing, entertaining and enjoying the surroundings. The terrace extends along the back of the house and round to the side, where it can be accessed from the dining room. There is a further area of level lawn to this side of the property, where there are also shrub borders and a large timber potting shed.



## LOCATION

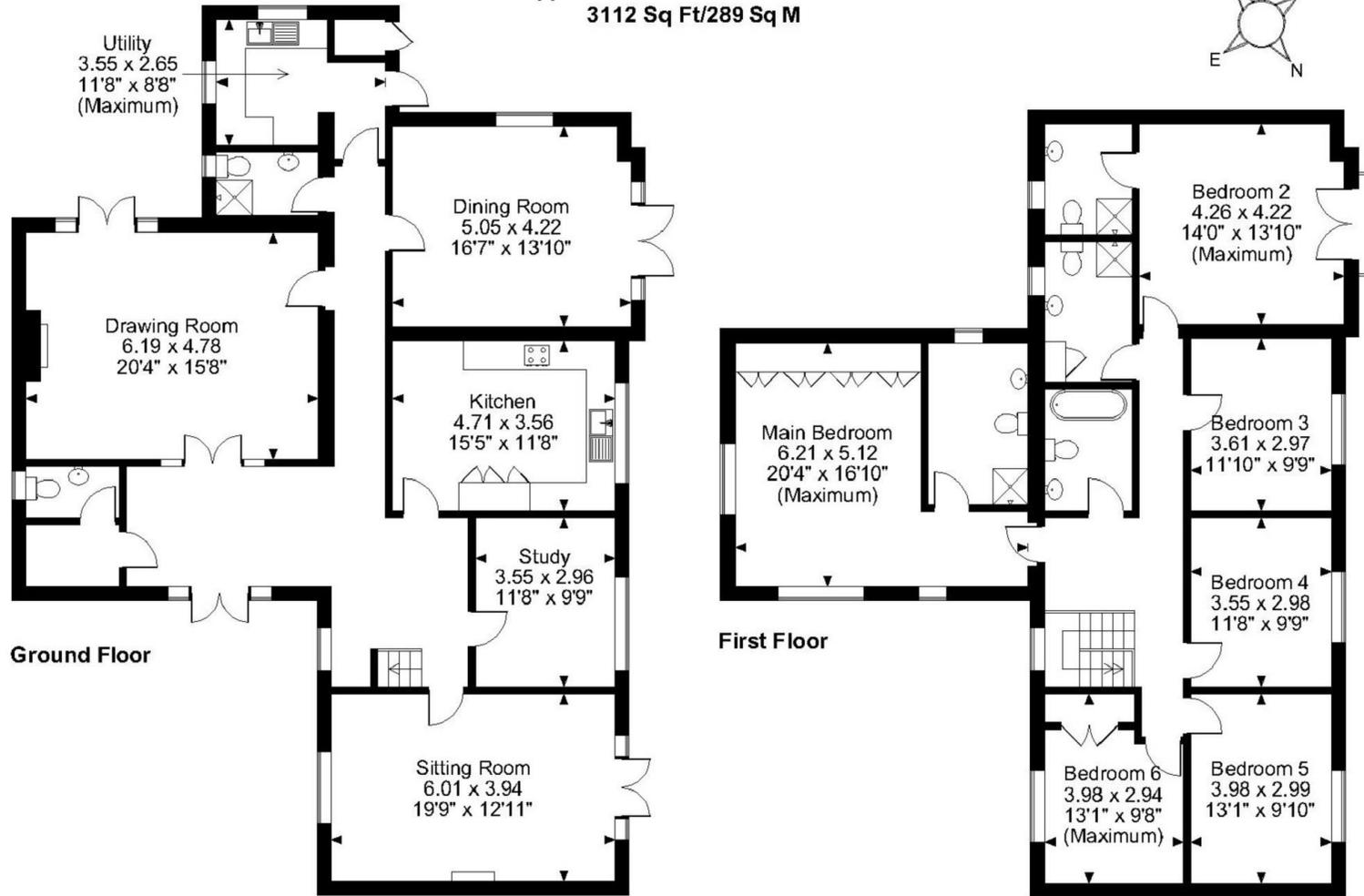
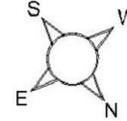
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**Church Lane, Llansoy, Usk**  
**Approximate Gross Internal Area**  
**3112 Sq Ft/289 Sq M**



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

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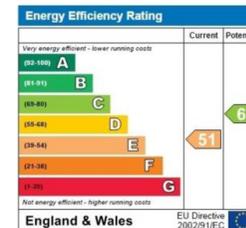
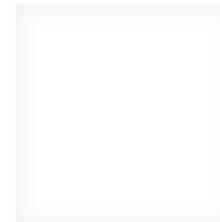


Postcode: NP15 1HL | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Mains

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.

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