



USK

Guide price £1,000,000



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# ADRIAN COURT

Maryport Street, Monmouthshire NP15 1LH



Exceptional gated family home  
Set within approximately 1 acre  
Outbuildings with potential for annexe

Welcome to this superlative 5-bedroom detached residence nestled within approximately 1 acre of land, just outside the charming town of Usk in Monmouthshire. Enjoying an impressive history with various extensions and improvements over the years, the central part of the house dates back to 1870.

While enjoying the tranquility of rural living, residents benefit from the convenience of amenities in nearby Usk as well as the larger towns of Abergavenny, Monmouth and Chepstow. Beautiful walks and the Monmouthshire countryside are available for keen walkers, with Bannau Brycheiniog, (Brecon Beacons), also close at hand for those who enjoy further outdoor pursuits.

However, in addition to relaxation activities, another allure lies in the home's proximity to major road and rail links, making it an ideal choice for commuters. Situated within commuting distance to bustling cities such as Newport, Cardiff, and Bristol, as well as the Midlands.

Whether you prefer the vibrant city life or the serene countryside, this property provides the perfect balance of both, promising a lifestyle of comfort, convenience, and endless possibilities.

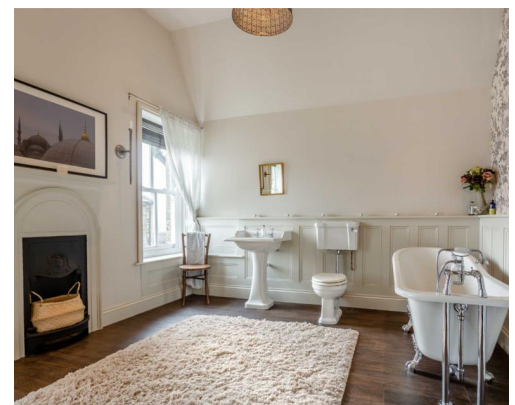


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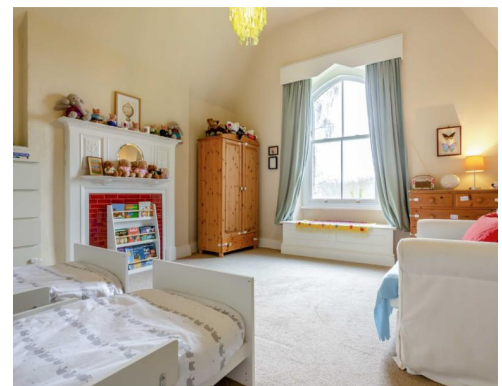


### KEY FEATURES

- Exceptional family home
- Grounds approximately 1 acre
- Outbuildings including stables
- Potential annexe
- Five bedrooms
- Family bathroom plus three shower rooms



# STEP INSIDE



Step inside this captivating house, and you'll be greeted by the grandeur of its Gothic-style exterior door, hinting at the architectural delights within. Crossing the threshold through the front vestibule, you enter the main hallway, the heart of this remarkable home.

The majority of the ground floor is laid with limestone flooring, from local stone suppliers Mandarin Stone, which gives a timeless elegance.

From the main hallway, a sense of elegance and opulence unfolds as you explore the ground floor rooms.

Three reception rooms beckon, each boasting impressive fireplaces that exude warmth and character. The dining room features exquisite wooden floors, which are original parquet, adding a touch of sophistication to these inviting spaces.

Meanwhile, the living room showcases sleek slate floors, offering a contemporary contrast.

The library and dining room are adorned with stunning bay windows with characterful shutters, flooding the rooms with natural light and providing picturesque views of the surroundings.

In the Dining room, the bay window offers up double doors to give seamless access to the garden, inviting indoor-outdoor living during warmer months.

Venturing through an inner hallway, you'll discover the kitchen/breakfast room, a true culinary haven that exudes both charm and functionality. With its dual aspect design, this room boasts a spacious feel and offers ample space for a table and chairs, perfect for casual dining or morning gatherings.

A door leads directly to the garden, allowing for easy al fresco dining and entertaining. Adjacent to the kitchen, a handy utility room adds convenience to daily routines.

Approximate Gross Internal Area  
 Main House = 303 Sq M/3261 Sq Ft  
 House 2 = 82 Sq M/882 Sq Ft  
 Garage/Outbuilding = 68 Sq M/732 Sq Ft  
 Outbuilding = 71 Sq M/764 Sq Ft  
 Total = 524 Sq M/5639 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

For guests or multi-generational living, a ground floor 5th bedroom and shower room offer comfort and privacy, providing an ideal retreat.

Ascending to the first floor, you'll find four further double bedrooms, each offering a peaceful sanctuary for rest and relaxation.

The principal bedroom boasts an en-suite wet room with shower and roll-top bath, ensuring a luxurious retreat for homeowners.

A family bathroom awaits, complete with a characterful slipper bath, adding a touch of old-world charm, along with a further shower room for added convenience.

With its blend of timeless elegance, modern amenities, and thoughtful design, this house offers a lifestyle of luxury and comfort, where every detail has been carefully considered to create a home that is both enchanting and functional.

# STEP OUTSIDE



On entering Adrian Court, you are greeted by an impressive gated driveway, providing secure access for owners and leading to a spacious parking area suitable for multiple vehicles. The light in the roundabout, which provides a story in itself, as it originally stood in Parliament Square, is dusk-to-dawn, but can be turned off and on by a switch in the library cupboard.

Towards the rear, a five-bar gate opens to reveal a paddock, currently utilised as an orchard, providing a picturesque backdrop and potential for various outdoor activities. For those with equestrian interests, the property features three stables, a foaling box, and a tack room, offering the option for equestrian usage.

Multiple stone outbuildings adorn the property, including two partitioned storerooms and an adjoining garage with a loft area, providing ample storage space. Interestingly, the garage was at one time a dairy.

Additionally, a two-story, square detached building constructed of stone stands nearby, offering versatile usage potential, subject to planning permissions. This building was for a time the site of a Canadian Consulate.

## INFORMATION

Postcode: NP15 1LH

Tenure: Freehold

Tax Band: H

Heating: Gas LPG

Drainage: Private

EPC: G





## DIRECTIONS

From Usk leave Bridge Street turning into Maryport Street. Proceed straight ahead towards Llanllowell and Llantrisant. In a further half mile Adrian Court will be the first property encountered on the right hand side just before the picturesque stone bridge. Turn into the driveway and the gated access will be found immediately in front of you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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