



USK

Guide price **£750,000**



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# GARDEN HOUSE

Twyn Square, Usk, Monmouthshire NP15 1BH



Grade II listed three storey home  
En-suite facilities to all bedrooms  
Central Usk location

Step into history with this remarkable Grade 2 listed home, a timeless treasure, gracefully spanning three floors in central Usk. Retaining its original charm with period features throughout, this property offers a unique living experience that seamlessly merges heritage with modern comforts.

Just off Twyn Square, residents enjoy unrivalled access to Usk's vibrant amenities, from quaint shops to cosy cafes, fostering a close-knit community atmosphere. Beyond Usk, nearby Monmouth and Abergavenny extend the scope of leisure and retail offerings, enriching the local lifestyle.

Convenient commuting is a hallmark of this location, with easy access to major cities like Bristol, Cardiff, and The Midlands, ensuring residents can effortlessly balance historic living with contemporary convenience in their daily lives.



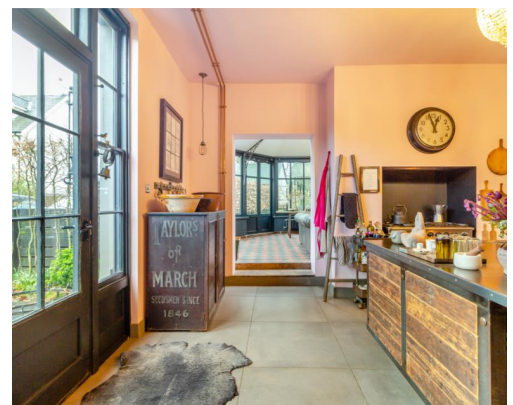


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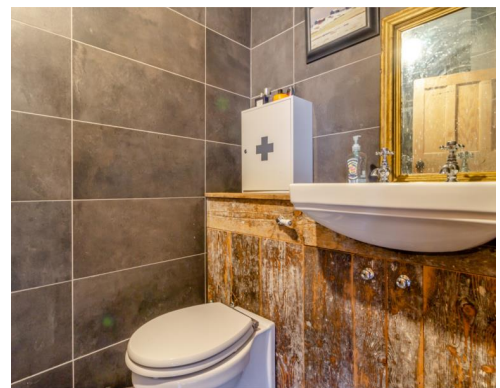
### KEY FEATURES

- Grade II listed home
- Sympathetically upgraded by present owners
- Three storey home
- En-suite to all bedrooms
- Enclosed gardens
- Gated driveway and garage





# STEP INSIDE



As you step through the courtyard into the kitchen/breakfast room, prepare to be enveloped in a unique ambiance that seamlessly blends industrial chic with rustic charm.

Your eyes are immediately drawn to the imposing presence of the large island unit, doubling as a breakfast bar, commanding the centre stage.

The marriage of metal and solid wood in the units and island creates a striking contrast, exuding a contemporary yet inviting feel. Beneath your feet, tiled flooring adds to the character of the space. The kitchen also benefits from under-floor heating.

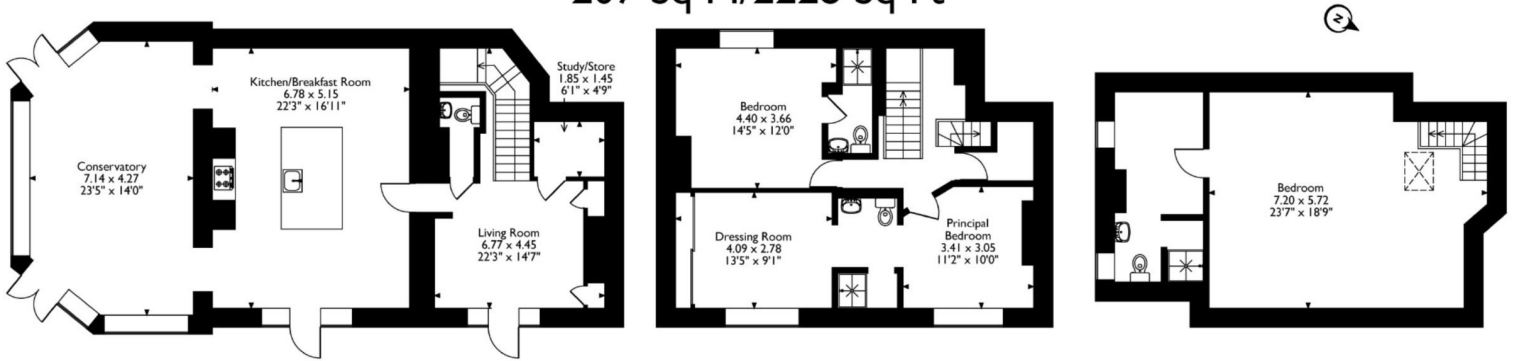
Dual access leads you from the kitchen into the conservatory, a sanctuary bathed in natural light filtering through the large windows, with ornate metal brackets connecting the windows and roofline.

The beautiful quarry tiled flooring adds a touch of elegance as you step closer to admire the garden views beyond.

Venturing into the heart of the home, the lounge welcomes you with a cosy ambiance, anchored by a wood burner radiating warmth throughout. Several built-in storage units offer practicality without compromising on style. A door beckons towards the courtyard, inviting the outdoors in.

Accessed from the lounge, discover convenience in the ground floor cloakroom/w.c., discreetly tucked away for practicality. Nearby, a study area offers a quiet retreat for work or relaxation. Ascend the stairs from here to the first-floor landing, where the journey to relaxation continues.

Approximate Gross Internal Area  
207 Sq M/2228 Sq Ft



**Ground Floor** **First Floor** **Second Floor**

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.

On the first floor, two spacious double bedrooms await, each boasting en-suite facilities and exposed floorboards adding to the home's character.

The principal suite stands as a true masterpiece, divided into three distinct areas. A cosy bedroom area with an ornate fireplace sets the stage for restful nights, while the adjoining en-suite offers luxurious comfort.

Finally, a dressing area with a freestanding bath and fitted wardrobes provides a private sanctuary for indulgent moments. Large windows frame breathtaking views, inviting you to lose yourself in the beauty beyond.

Ascend further to the second floor, where another stunning room awaits, adorned with exposed stonework that adds texture and character to the walls.

This sizeable room offers versatility, ideal for use as an additional bedroom or a relaxing sitting area. Complete with an en-suite and dressing room, this space epitomises luxury living at its finest, offering a tranquil retreat from the bustle of daily life.



# STEP OUTSIDE



Stepping through the doors from both the lounge and kitchen, you are greeted by a charming courtyard area, adorned with slate flagstones and embraced by wrought iron fencing, creating an intimate space ideal for al-fresco dining or simply basking in the sunshine.

Beyond lies the main garden, designed for low maintenance living, featuring stone chippings accented by mature shrubs and trees, adding a touch of natural beauty to the surroundings. A raised pergola area beckons, providing a serene oasis for relaxation or hosting gatherings with friends and family.

Accessed via a gated driveway, off-road parking and a single garage offer convenience and security, completing the picture of this idyllic outdoor retreat.

AGENTS NOTE: The property is accessed via a shared driveway.

## INFORMATION

Postcode: NP15 1BH

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: Exempt







## DIRECTIONS

From Twyn Square in the heart of Usk, proceed into Priors Street. The gates for Garden house will be found shortly on the left hand side before the Church.





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