



USK

Guide price **£550,000**



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CROWN HOUSE

2 Maryport Street, Usk, Monmouthshire NP15 1AB



Immaculate 1800's town centre house
Spacious family size accommodation
Grade II Listed building

This spacious period home, Crown House (Ty'r Goron) in Maryport Street, ideally suited to a growing family and is set in a prime town centre location. Step inside this extensive town house that was originally built in 1825 for the warden of Usk Prison and you will find a wealth of original features including a spacious basement cellar that still has an original 'cell'.

The town of Usk was recognised as the most popular place to live in Wales in 2021 and offers facilities that include pubs, restaurants, antique shops, independent boutiques, doctors and a primary school that has been categorised as Grade I by the Welsh Government.

The town is also located on the banks of the River Usk which is spanned by an arched stone bridge at the western entrance to the town, this crossing point is overlooked by the castle. Usk has become known for its history of success in the Britain in Bloom competition and the floral displays throughout the town in the summer months sight to behold.

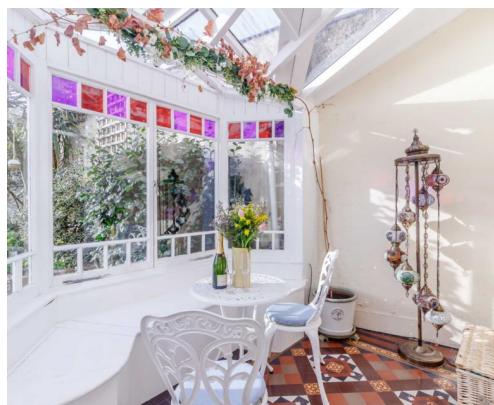


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KEY FEATURES

- Beautifully spacious Grade II listed Georgian Town House
- Town centre location close to amenities
- Originally built for the warden of Usk Prison
- Many original features remaining
- Currently five bedrooomed although opportunity for a sixth
- Immaculately presented throughout



STEP INSIDE



As you step inside the house, you are immediately enveloped by a sense of character, emanating from the Victorian tiled flooring that adorns the hallway, exuding an aura of timeless charm.

The staircase gracefully ascends to the first-floor landing while another staircase offers access to the lower basement area, inviting exploration of the entirety of this captivating residence.

To the right of the hallway stands a door leading to the main reception room, a living space that beckons with warmth and character. A focal point within this room is the feature fireplace, flanked by elegant glass display cabinets, framing the chimney breast with finesse.

A window to the front bathes the room in natural light, accentuating its welcoming ambiance. Adjacent to the living room, a multi-paned door ushers you into the dining room, seamlessly connecting these two communal areas.

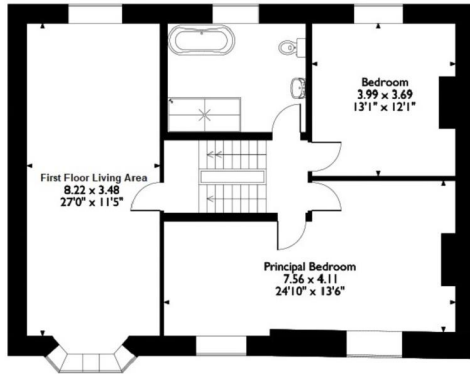
Continuing through the dining room, you are greeted by the pleasant sight of the kitchen, a culinary haven equipped with an extensive array of wall and base units, including a convenient breakfast bar.

Integrated appliances enhance the functionality of this space, while a window overlooking the rear garden infuses it with a refreshing outdoor vista.

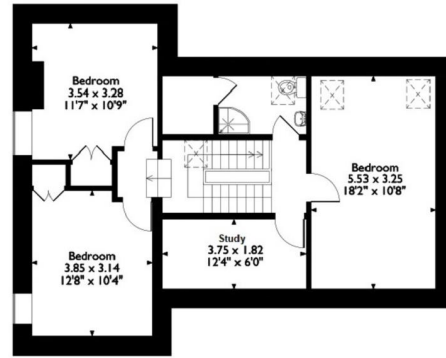
Accessed from the dining room, a rear conservatory awaits, basking in a westerly aspect that invites the gentle embrace of sunlight. Its bay seating area offers a tranquil spot for morning coffees, accompanied by the serene backdrop of the garden.

Completing the ground floor amenities, a utility room and cloakroom offer practical convenience, while a study/office nestled at the rear of the garage provides a secluded workspace with direct access to the rear garden, ideal for moments of quiet contemplation amidst nature's embrace.

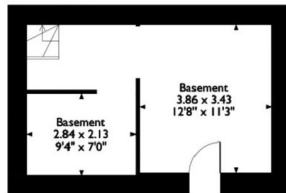
Approximate Gross Internal Area 286 Sq M/3079 Sq Ft



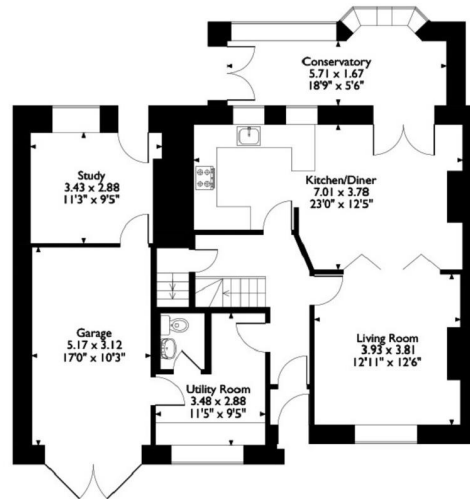
First Floor



Second Floor



Basement



Ground 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.

Ascending to the first floor, a dual aspect lounge awaits, originally two separate bedrooms but now seamlessly merged into a tranquil living space. Flexibility abounds, with the potential to revert to separate bedrooms if desired.

Two additional bedrooms and a family bathroom cater to the needs of family members or guests, with the main bedroom boasting a spacious layout resulting from the fusion of two rooms into one.

Journeying to the second floor unveils three further double bedrooms and an additional single bedroom or office/study, providing ample accommodation for various lifestyle requirements. A shower room on this level adds convenience and functionality to the uppermost floor.

Descending to the basement, you discover excellent storage facilities encompassing two separate rooms, one of which carries historical significance as an old cell complete with original prison bars, harkening back to the house's intriguing past as the residence of the Warden of Usk prison.

Completing the tour, an integrated garage stands ready to accommodate vehicles or serve as supplementary storage, rounding out the comprehensive offerings of this captivating abode.

STEP OUTSIDE



Stepping outside to the rear of the property, you're greeted by a delightful paved sun terrace seamlessly connected to the house, offering a perfect spot for al fresco dining or leisurely lounging. Should the need arise, a covered area stands ready to provide shelter from the elements, ensuring year-round enjoyment of the outdoor space. Basking in the warm glow of the Westerly sun, the garden unfolds before you, enclosed by sturdy stone walling for privacy and security. A lush expanse of verdant lawn stretches out, punctuated by the presence of mature shrubs and neatly trimmed hedges, creating a serene backdrop of natural beauty that invites relaxation and exploration.

Crown House is located in the centre of Usk town, close to all amenities and has a single adjoining garage to one side. The home has a beautiful private walled rear garden with a partially covered flagstone patio to the foreground. Two steps allow access to a flat lawn with surrounding well stocked borders planted with mature shrubs and trees. There is a garden shed to one corner and outside power and lighting. A single door provides access to a garden room adjoining the rear of the garage.

INFORMATION

Postcode: NP15 1AB

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

Exit the A449 at the Usk junction and continue along the A472 towards Usk town centre passing the town square on the left and taking the next turning left onto Maryport Street. Crown House can be found a short distance ahead at the end of the paved section on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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