



# LLANBADOC

Guide price **£625,000**



# MILL HOUSE

2 Woodside Court, Llanbadoc, Usk, Monmouthshire NP15 1SY



Private gated entrance  
Imposing detached home  
Over 2600 square feet in total

Discover this exquisite four-bedroom detached home in Llanbadoc, near Usk. Spanning five floors and featuring a private gated entrance, this property offers a perfect blend of elegance and practicality.

Located in the picturesque village of Llanbadoc, this home is only a short walk from Usk, renowned for its excellent amenities including shops, restaurants, schools, and doctor surgeries.

Nature enthusiasts will appreciate the beautiful river and countryside walks available nearby.

For additional conveniences, the market towns of Abergavenny and Monmouth are within easy reach, offering a wider variety of facilities and cultural experiences.

Commuters will find the larger towns and cities of Newport, Cardiff, and Bristol conveniently accessible, providing a wealth of employment opportunities and urban amenities.

This location offers the perfect balance of rural tranquility and easy access to vibrant town and city life.

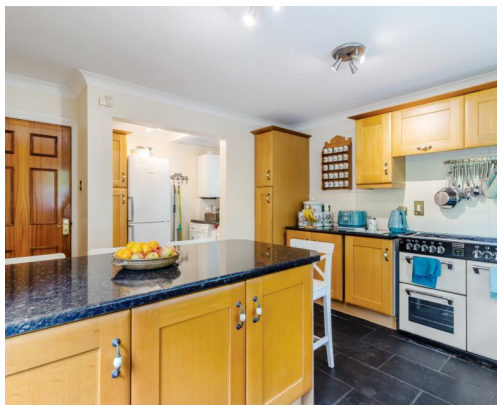


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### KEY FEATURES

- Four bedrooms
- Five storey residence
- Private gated entrance
- Secluded gardens
- Integrated double garage
- Convenient for amenities in Usk



# STEP INSIDE



Upon entering the main hallway of this charming four-bedroom detached home, you are greeted by a sense of space and elegance.

Immediately to your left, the dining room invites you in with its warm atmosphere and a window that allows natural light to fill the room, offering a pleasant view to the front of the property.

Continuing down the hallway, you find yourself in the heart of the home the kitchen breakfast room. This well-appointed space boasts a rear aspect, featuring a range of wall and base units, including a stylish peninsula island with breakfast bar seating.

The granite worktops add a touch of luxury, perfectly complementing the beautiful Belfast-style sink and providing ample space for culinary creations.

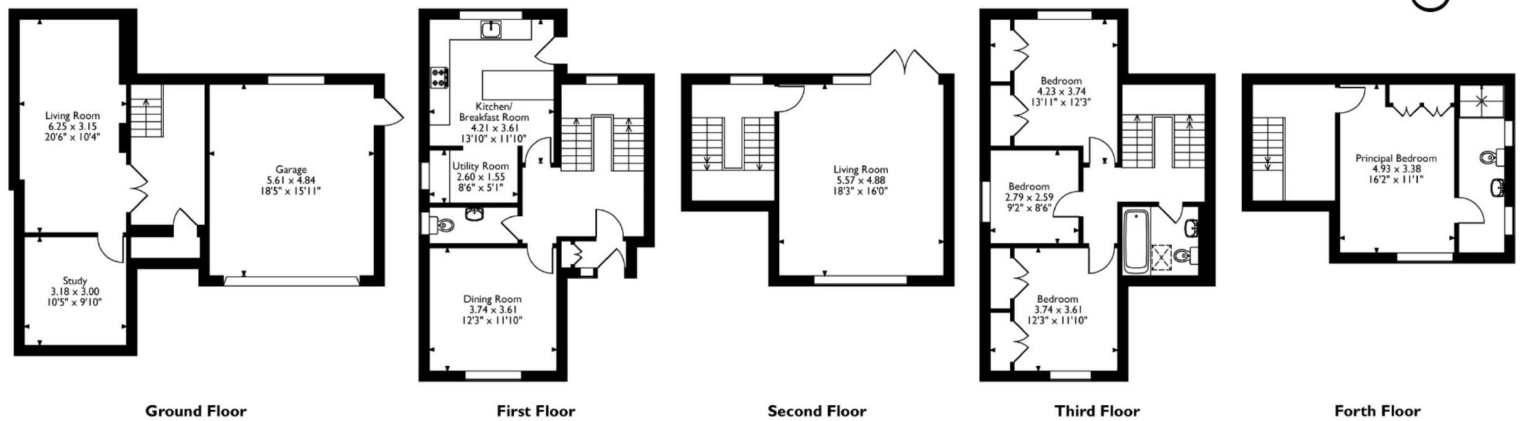
The kitchen also offers plenty of room for a range oven, making it a dream for any home cook.

A window and door to the rear garden enhance the room's appeal, creating a seamless connection between indoor and outdoor living.

Adjacent to the kitchen breakfast room is the utility room, a practical addition that provides further storage units and plumbing for a washing machine, along with extra appliance space.

This thoughtful design ensures that the main kitchen remains clutter-free. Nearby, a convenient cloakroom adds to the functionality of this floor.

Approximate Gross Internal Area  
 Main House = 215 Sq M/2314 Sq Ft  
 Garage = 27 Sq M/291 Sq Ft  
 Total = 242 Sq M/2605 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.

Descending the stairs from the main hallway, you reach the lower ground floor basement, a versatile space that houses two additional rooms. The first room is ideally suited as a study, offering a quiet retreat for work or hobbies.

The second room, slightly larger, serves as a potential second living room, perfect for relaxation or entertainment. The entire basement has air conditioning.

Ascending from the main hallway to the half landing, you enter the dual aspect main living room, a beautifully bright and spacious area. French doors open to the rear garden, allowing an abundance of natural light to flood the room, while a front-facing window adds to the airy ambiance.

This room is perfect for both relaxing and entertaining, with easy access to the outdoors. A feature fireplace provides a warm, cosy feel and focal point to the room.

The upper floors of the property continue to impress. The third floor features three well-proportioned bedrooms, each offering comfort and style. These bedrooms are served by a family bathroom, ensuring practicality for a busy household.

The pièce de résistance is the principal bedroom, occupying the entire fourth floor. Three of the four bedrooms have fitted wardrobes, perfect for even more storage.

This private sanctuary boasts en-suite facilities and built-in wardrobes, providing a luxurious retreat from the hustle and bustle of everyday life. There is also a fully boarded loft, accessed via an integral ladder.

In summary, this beautifully designed home offers a perfect blend of elegance, functionality, and comfort, making it an ideal choice for modern family living. There is ample space for storage across the entirety of his beautiful home. The house is also fully alarmed.

# STEP OUTSIDE



To the front of the property, you are greeted by a spacious, enclosed driveway, accessible via double gates that provide secure off-road parking and ensure privacy. The stone chipping driveway leads to the integral garage, offering ample parking and storage options. Hedged borders add a splash of colour and greenery, creating a welcoming first impression. Steps with wrought iron rails guide you to the front door.

The rear of the property features a large, raised decked area directly adjoining the house, perfect for entertaining guests and family. This beautifully ornate space offers multiple seating areas to enjoy the garden.

Steps descend from the decking to a well-thought-out, landscaped garden, featuring a pleasant lawned area surrounded by a variety of mature shrubs and trees, providing year-round colour and seclusion.

An additional side area is perfect for potted plants, further enhancing the garden's charm with a hedged border ensuring privacy and a lush backdrop.

## INFORMATION

Postcode: NP15 1SY

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

On leaving the Usk office, bear left towards Usk bridge. Once over the bridge, the road bears to the right. Follow this road and pass the Gan Yr Afon Hotel on your left. The property will soon be found on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	71	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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