



USK

Guide price £700,000



 ARCHER & CO

www.archerandco.com

To book a viewing call 01291 672212

WISTARIA HOUSE

15 New Market Street, Usk, Monmouthshire NP15 1AU



Four bedroom characterful cottage
Sought after idyllic location
Picturesque garden to rear

Nestled in the heart of picturesque Usk, this beautiful double bay-fronted cottage offers charming accommodation over three floors.

The home features four double bedrooms, a bathroom, and an additional shower room on the second floor, providing ample space for comfortable living.

Conveniently located, it is within walking distance to all of Usk's amenities, including independent shops, restaurants, and bars, such as the renowned White Hare Distillery.

The larger towns of Monmouth and Abergavenny are nearby, offering even more facilities. Ideal for commuters, the property benefits from excellent road and rail links, ensuring easy access to Newport, Cardiff, Bristol, and The Midlands. This cottage combines historic charm with modern convenience, making it a perfect home in a sought-after location.



Guide price
£700,000



KEY FEATURES

- Grade 2 listed home
- Four double bedrooms
- Double bay fronted
- Kitchen plus utility room
- First floor bathroom & second floor shower room
- Enclosed and landscaped rear garden



STEP INSIDE



Upon entering through the front door, you are greeted by a welcoming entrance hallway, where the character of the home immediately shines through with its flagstone flooring.

This inviting passage leads to the heart of the home, setting a charming tone. Flanking the hallway are two main reception rooms, each showcasing characterful bay windows that look out to New Market Street.

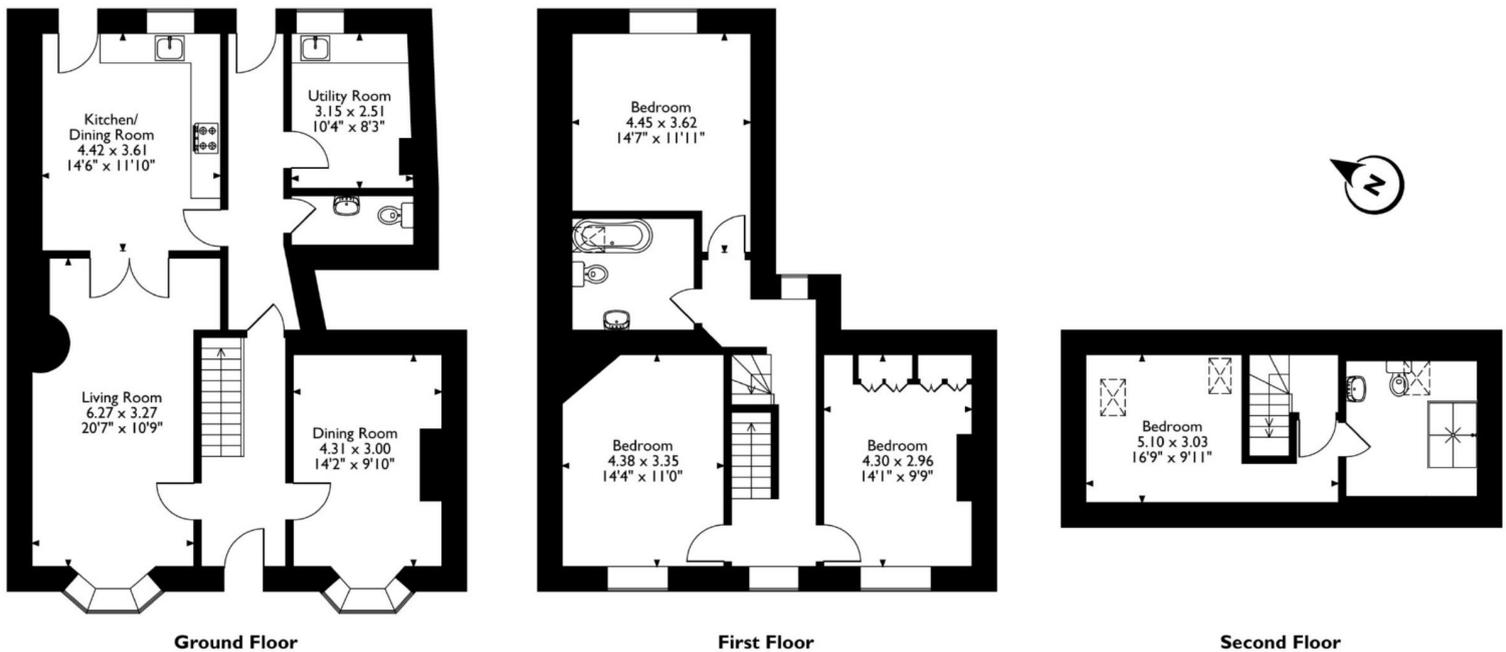
To the right as you walk in, the dining room offers a feature fireplace and ample space for a dining table and chairs, making it an ideal spot for family meals and entertaining guests. On the opposite side, the lounge boasts a cosy wood burner with a stone surround, creating a warm and inviting atmosphere.

Double doors from the lounge open into the kitchen/breakfast room, a delightful space fitted with wall and base units, solid wood countertops, an inset Belfast sink, and a Rangemaster oven.

Additional space for table and chairs for more informal eating. A window in the kitchen provides a lovely view of the rear garden, while a stable door offers direct access to the rear patio, seamlessly blending indoor and outdoor living.

The ground floor also includes a handy utility room equipped with plumbing for a washing machine and additional appliance space, ensuring practicality and convenience. Additionally, there is a ground floor cloakroom for guests.

Approximate Gross Internal Area 165 Sq M / 1777 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.

Ascending to the first floor, you will find three double bedrooms, each offering generous space and comfort. The principal bedroom enjoys picturesque views over the rear garden, creating a peaceful retreat.

The main family bathroom on this floor features a charming white suite, including a roll-top bath, complemented by stone flooring and splashbacks, adding a touch of luxury.

Continuing up the stairs to the second floor, a latched door reveals the fourth bedroom, a delightful room with a vaulted ceiling and exposed beams that exude rustic charm. This room is filled with natural light from the Velux windows, creating a bright and airy ambiance.

Adjacent to this bedroom is a shower room, providing additional convenience and privacy.

This beautifully presented home combines historic charm with modern amenities, offering versatile living spaces across three floors. Whether relaxing in the cosy lounge, entertaining in the spacious dining room, or enjoying the garden views from the kitchen, this cottage provides a perfect blend of comfort and character.

STEP OUTSIDE



To the front of the property, a charming courtyard-style garden is enclosed by wrought iron railings with a gated pedestrian access leading to the front door.

This space offers room for potted plants and planters, adding a touch of greenery and curb appeal. At the rear, a patio area adjoins the house, perfect for outdoor dining and relaxation.

Shallow steps ascend to a vast expanse of lawn, bordered by mature hedges that provide vibrant colour throughout the year to this beautiful picture postcard garden.

Two additional seating areas offer versatile options for enjoying the garden, while a timber garden shed adds convenient storage. The entire rear garden is enclosed, ensuring privacy and a tranquil outdoor retreat.

INFORMATION

Postcode: NPI5 1AU
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: Exempt





DIRECTIONS

From our office in Usk, bear left along Bridge Street heading towards the bridge. Just before the bridge turn left into New Market Street. Continue along this road and Wistaria Cottage will be found on the left hand side.



25 Bridge Street, Usk, NP15 1BQ
01291 672212
usk@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.