



LLANTRISANT

Guide price **£850,000**



SCHOOL HOUSE

Llantrisant, Usk, Monmouthshire NP15 1LN



Characterful 4 bedroomed detached residence
Far reaching countryside views
Extensive driveway with garage and double carport

This detached former schoolhouse has been beautifully converted into a charming home with stunning views of the rolling Monmouthshire countryside. Perfectly positioned for easy access to Usk, the property is just minutes away from the town's array of independent shops, restaurants, and amenities.

Nearby Newport offers a wider range of leisure and shopping facilities, catering to diverse tastes and needs. Commuters will appreciate the excellent transport links, with Bristol, Cardiff, and the Midlands easily accessible by road or rail. London Paddington is also under two hours away by train.

Outdoor enthusiasts will find Wentwood Forest, ideal for scenic walks, just a short distance from the property, while the majestic Bannau Brecheiniog (Brecon Beacons) offers more adventurous walks and pursuits. This home truly combines rural tranquility with convenient access to urban amenities, making it an exceptional choice for those seeking the best of both worlds.



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KEY FEATURES

- Extensively updated by the current owners
- Stunning views
- Many original features
- En-suite facilities to all bedrooms
- Balconies from bedrooms



STEP INSIDE



Upon entering this stunning home, you are greeted by a spacious entrance hallway, which immediately sets the tone for the rest of the property. The hallway is pleasant in size, with ample room to welcome guests and provide easy access to various parts of the house. The centre piece of this area is the elegant staircase, which rises gracefully to the first-floor landing. As you ascend, you are treated to the sight of a full-length window situated halfway up the stairs. This feature floods both the hallway and the staircase with an abundance of natural light, creating a warm and inviting atmosphere.

The triple-aspect lounge is undoubtedly one of the standout features of this home. It is bathed in light from windows on three sides, including two sets of bi-folding doors that open directly onto the gardens.

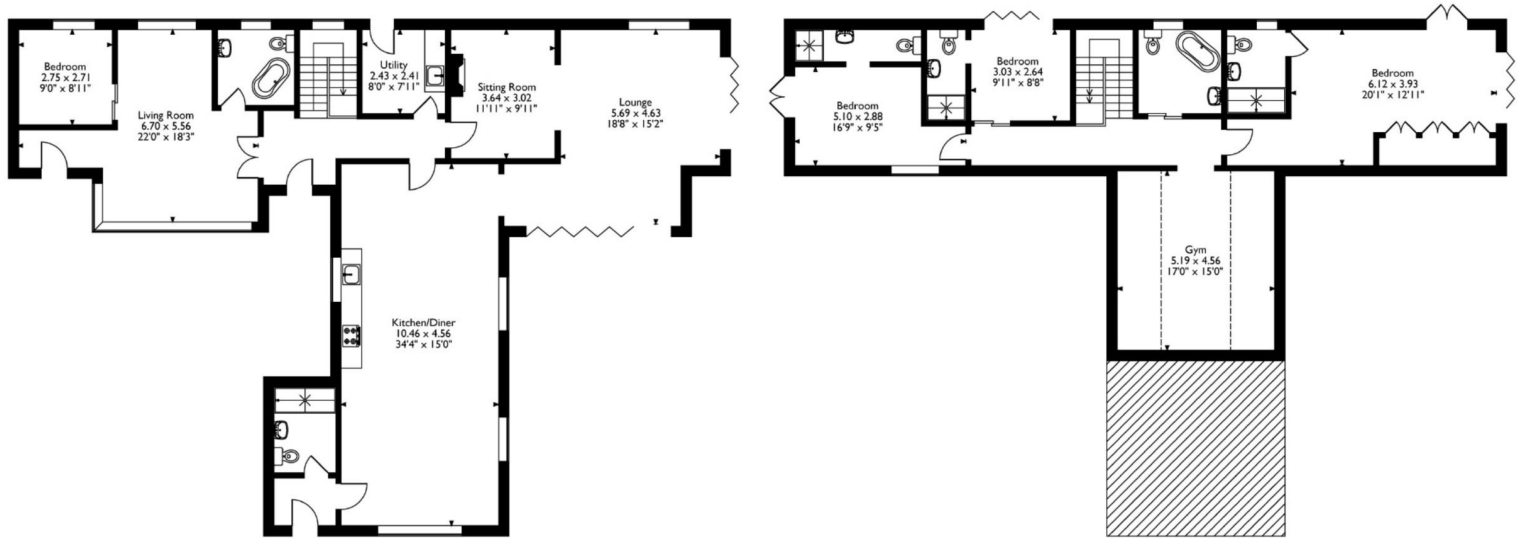
This seamless indoor-outdoor connection makes the lounge an ideal space for entertaining, allowing guests to flow effortlessly between the inside and the beautifully landscaped outdoor areas. Adjacent to the lounge is a snug area. This cosy space is perfect for spending quality time with family around the feature fireplace or could easily serve as a separate dining room, depending on your needs.

The kitchen/breakfast room is truly the heart of this home. The dining area within this room is enhanced by a vaulted ceiling, creating an impressive sense of space and openness. The kitchen is equipped with a range of high-end fitted appliances, including two integrated Neff ovens, a gas hob, and an extractor hood. A large island unit with a breakfast bar adds both functionality and a social hub to the room.

The character of the space is further emphasized by the exposed timber flooring underfoot. From the kitchen, a hallway leads to an external door as well as a ground-floor shower room, adding to the practicality of the layout.

To the left of the entrance hallway, double doors open into a versatile room currently used as a sitting room and study. This space is ideally suited for multi-generational living or as a guest suite, featuring an additional bedroom and a bathroom complete with a jacuzzi-style bath. This section of the house even boasts its own independent front door, providing added privacy and flexibility.

Approximate Gross Internal Area 243 Sq M/2616 Sq Ft



Ground Floor

First 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, you find a generous landing area that provides access to all of the bedrooms. Each bedroom is a haven of luxury, featuring en-suite facilities and private balconies that offer breathtaking countryside views.

The principal bedroom is particularly special, with an en-suite bathroom featuring glazed walls, a balcony, and a range of fitted wardrobes.

Overlooking the kitchen/breakfast room, there is a galleried room currently used as a gym, but it could easily be adapted into an additional bedroom or study.

Completing the first floor is the main family bathroom, which is fitted with a pristine white suite, including a standalone bath, perfect for relaxation.

STEP OUTSIDE



Step outside and you'll be greeted by the grandeur of this property, beginning with the electronically gated entrance that opens to a sweeping driveway laid with stone chippings. The driveway, bordered by extensive lawns and mature hedges, leads to ample off-road parking, a double carport, and a single garage. The side garden, an oasis of lush lawn, features a brick-built barbecue and paved sun patio directly adjoining the house perfect for outdoor entertaining.

The rear of the property offers stunning views over open fields, providing a sense of tranquility and seclusion. A walkway runs along the back of the house, with a low-level wall and timber fencing, creating a seamless connection between the home and its picturesque surroundings. This outdoor space is an ideal blend of functionality and natural beauty, offering a perfect setting for both relaxation and entertainment.

Postcode: NP15 1LN
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: D
Water: Bore Hole





DIRECTIONS

From the Usk office, turn right into Bridge Street, then take the first right into Maryport Street. Continue on this road, past the prison and out of town. After approximately 2.5 miles, School House will be found on the left hand side.



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	55	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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