



USK

Guide price **£850,000**



KINGCOED HOUSE

Kingcoed, Usk, Monmouthshire NP15 IDS



4 Double bedroomed detached home,
Generous garden
Potential to convert the loft space (subject to planning).

Kingcoed House, a charming property built in 1990 and thoughtfully modernized by its current owner, is nestled in the sought-after hamlet of Kingcoed. Just a short drive from the lively village of Raglan, residents enjoy convenient access to a variety of amenities, including a supermarket, primary school, doctors' surgery, post office, and several pubs. Raglan is also home to the iconic Raglan Castle, a late medieval landmark.

Situated less than 6 miles from the picturesque town of Usk, Kingcoed House offers proximity to both Monmouth and Abergavenny. Monmouth is known for its prestigious schools, including the Haberdashers' independent schools and Monmouth Comprehensive. The town also features an elegant shopping street with boutiques, Waitrose, M&S Simply Food, and The Savoy Theatre. Abergavenny offers similar amenities and hosts a renowned annual food festival, drawing visitors for its rich local flavour and vibrant community atmosphere. For those looking to commute, the larger cities of Bristol, Cardiff and Newport are close at hand and offer excellent road and rail links to further afield, such as London Paddington.



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KEY FEATURES

- Detached Home,
- Four Double bedrooms, En-Suite facilities,
- Modern kitchen with stable door to the conservatory,
- Large garden extending to approximately ½ an acre, far reaching views to rear.



STEP INSIDE



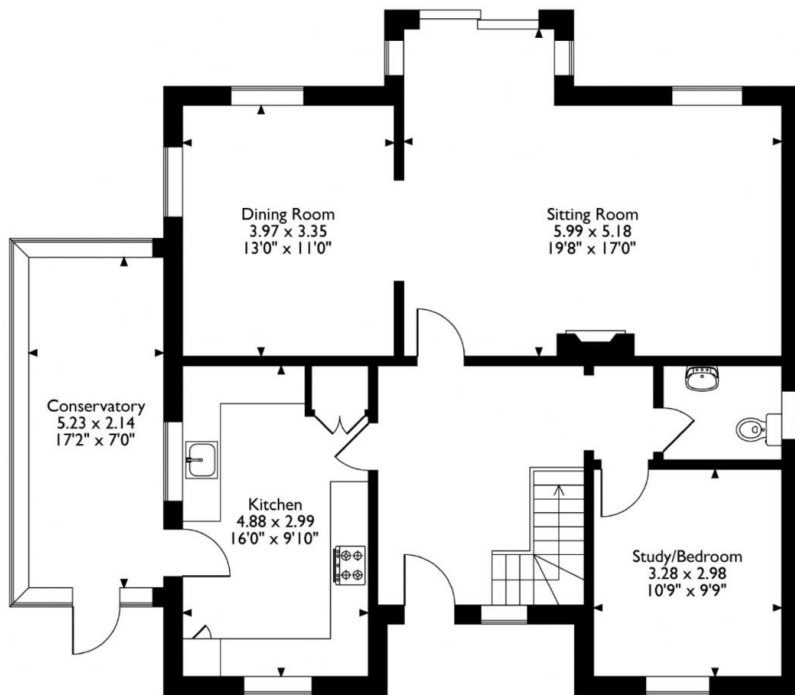
Step into the inviting entrance hall, showcasing elegant parquet flooring, under-stair storage, and a galleried landing above that enhances the sense of space. From here, doors lead to the thoughtfully arranged ground floor rooms, each designed with a balance of comfort and functionality.

The kitchen, fitted with classic shaker-style cabinetry in 2017, offers a tasteful and practical space. It features quality integral appliances, including a Bosch oven, electric hob, dishwasher, and fridge freezer. Quartz countertops and a Belfast sink add a touch of sophistication, and there is space provided for a washing machine. The kitchen flows into the conservatory through a charming stable door, creating a versatile space that serves as both a breakfast and utility room. The conservatory, enhanced with a new self-cleaning roof, is a bright, practical addition to the home.

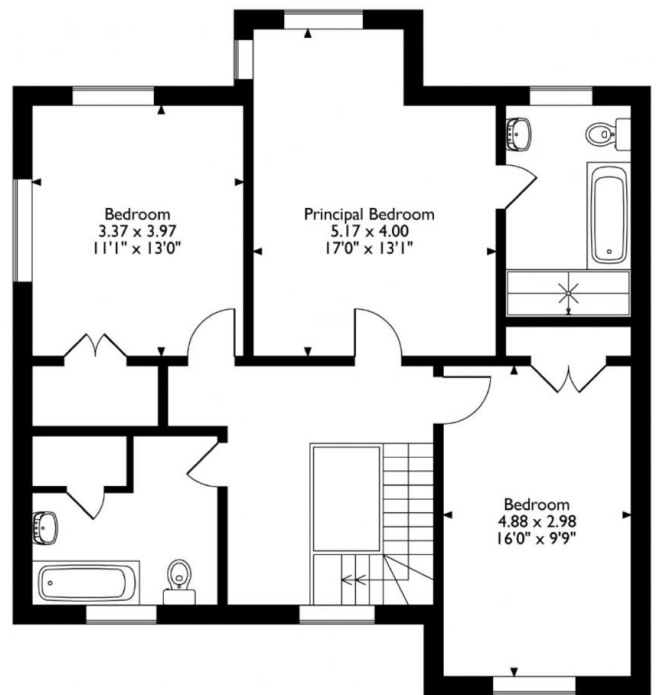
At the rear of the property, you'll find the expansive sitting room and formal dining area, filled with natural light from multiple windows overlooking the beautiful garden. The sitting room's centrepiece is a fireplace with an elegant gold Handol wood-burning stove, creating a warm and stylish focal point. This spacious, open-plan area is perfect for relaxing or entertaining while taking in views of the landscaped rear garden.

Also on the ground floor, there's a versatile room that can function as a bedroom or home office, offering views of the front aspect. Adjacent to this room is a generously sized cloakroom, providing the option to convert it into a shower room, should you desire additional amenities.

Kingcoed House, Kingcoed, Usk



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.

Upstairs, three well-proportioned double bedrooms and a family bathroom offer ample space for family and guests. The principal bedroom features a luxurious en-suite bathroom and enjoys outstanding countryside views across the rear garden, providing a peaceful and private retreat.

Additionally, there is potential for further development in the loft, which could be converted into additional accommodation, subject to independent advice and obtaining the necessary planning consents. This adaptable home combines classic charm with modern amenities, offering a flexible layout that can evolve with your needs.

STEP OUTSIDE



Electric gates open onto a driveway framed by mature, well-tended gardens, leading to ample off-road parking at the front of the property. There is a large, enclosed lawned area, giving plenty of space for children to play away from the main entertaining area at the rear. A wrought iron gated pathway alongside the conservatory guides you to the rear garden, where a spacious terrace invites outdoor dining and relaxation, perfect for summer evenings and al-fresco dining with friends and family.

Steps from the terrace descend to two other patios, which are ideal for sunbathing and al fresco dining. Further down there is an orchard with Bramley apple and Marjorie plum trees offering a charming natural retreat. Nestled in this serene setting is an additional seating area with a fire pit, ideal for gathering and enjoying the breathtaking, far-reaching views. This outdoor oasis blends relaxation and nature, providing a unique extension of the home's inviting atmosphere.

INFORMATION

Postcode: NP15 1DS

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D



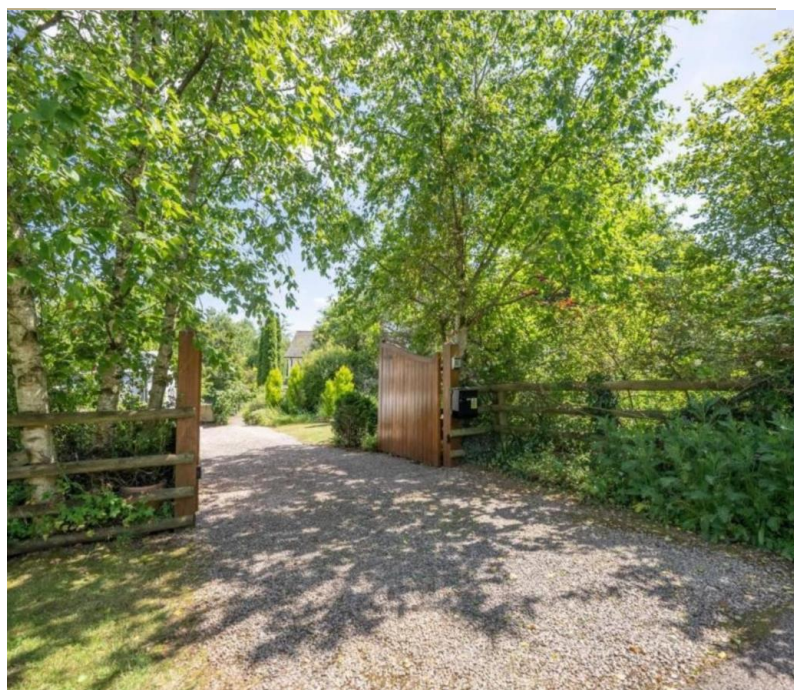


DIRECTIONS

From the A40 at Raglan, take the Groesonen Road towards Dingestow. Passing Frank Sutton's Tractor Dealership, take your next right signposted Kingcoed. Follow this road for approximately 2 miles and the property will be found on the left hand side as you enter Kingcoed village, down a small driveway.

What3Words

opposites.replaying.coasted



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	63	76
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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



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