



LLANBADOC

Guide price **£1,100,000**



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ISLAND HOUSE

Llanbadoc, Usk, Monmouthshire NP15 1SY



Three storey characterful home,
Village location,
Extended to rear.

Nestled within walking distance of the charming market town of Usk, this characterful three-storey home dating back to circa 1889 enjoys a highly desirable location in the heart of Monmouthshire. The property sits on a generous half-acre plot and offers immediate access to scenic riverside walks, perfect for those who enjoy the outdoors. Usk itself is renowned for its vibrant community, independent shops, pubs, and eateries, while nearby Abergavenny and Monmouth provide further shopping, leisure, and cultural attractions.

Commuters are well catered for, with excellent road and rail links putting Cardiff, Bristol, and even London within easy reach. For nature lovers and adventurers, the Bannau Brycheiniog (formerly Brecon Beacons) National Park is just a short drive away, offering a stunning backdrop for walking, cycling, and exploring. This is a rare opportunity to enjoy both period charm and a prime location in one of South Wales' most picturesque settings.



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KEY FEATURES

- Victorian Detached residence,
- 3 story home, 5/6 bedrooms,
- En-Suite facilities to Principal bedroom,
- Electronic gated driveway,
- Approximately ½ acre landscaped garden.



STEP INSIDE



A covered porchway leads to the main entrance at the side of the property, opening into a welcoming hallway that immediately sets the tone for this elegant period home. Underfoot, original quarry tiles speak to the home's 19th-century heritage, while a staircase rises gracefully to the first-floor landing.

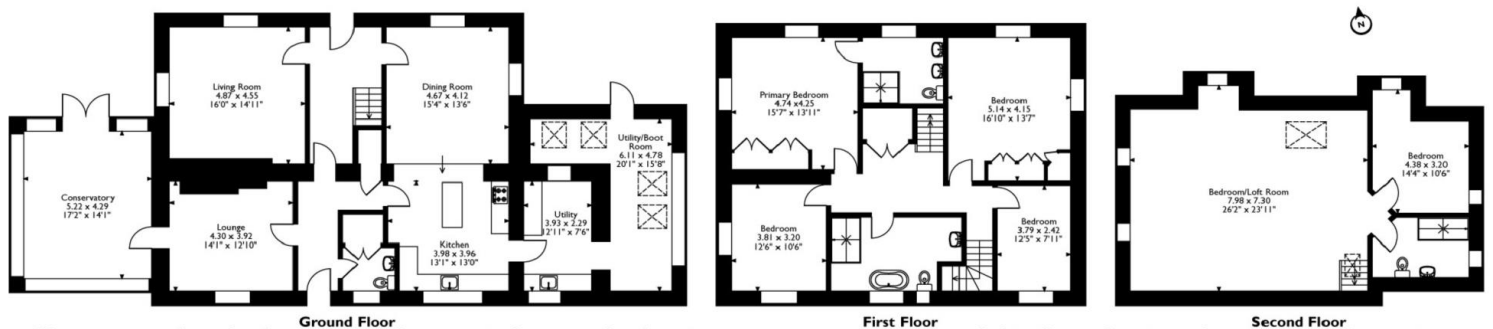
To the right, the main lounge is a beautifully proportioned dual-aspect room, enjoying views over the side and rear gardens. High ceilings adorned with decorative corning enhance the sense of space and character, creating a serene yet sophisticated retreat.

On the left, the dining room mirrors this generous scale, also benefiting from dual-aspect windows and an open-plan connection to the kitchen. The kitchen itself is well-equipped with a range of wall and base units and features a central island ideal for both everyday family life and entertaining.

Just beyond is the utility room, offering additional appliance space and flowing into a versatile boot room. With mirrored glass windows, a sink unit, and direct outside access, this space is perfect for dog owners or muddy boots after riverside walks.

At the heart of the home, a second reception room features a charming fireplace and opens into a bespoke Amdega conservatory. With underfloor heating and French doors leading to the sun terrace, this room provides an ideal space for relaxing or entertaining year-round. A well-appointed cloakroom/WC completes the ground floor.

Island House, Llanbadoc, Usk
Approximate Gross Internal Area
340 Sq M/3660 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.

The first floor opens onto a spacious landing, leading to three double bedrooms and a fourth room currently used as a dressing room. The Principal Bedroom enjoys the benefit of an en-suite, while the remaining rooms are served by a stylish family bathroom.

To the top floor, a large and flexible space presents itself as a potential principal suite or guest accommodation, accompanied by an additional bedroom and a separate shower room ideal for hosting visitors or multi-generational living.

This beautifully maintained home blends timeless charm with flexible modern living, offering a rare opportunity to enjoy characterful accommodation in a truly enviable location.

STEP OUTSIDE



The property is accessed via an electronic gated entrance leading to a shared driveway with Island Coach House and offers generous parking for multiple vehicles. A traditional five-bar gate to the side opens into the beautifully landscaped rear garden, thoughtfully designed with multiple areas to relax and entertain. Directly adjoining the house is a paved sun patio, perfect for al fresco dining, while a covered terrace provides an ideal spot for year-round entertaining. An expansive lawn stretches out beyond, bordered by mature hedging for privacy and seclusion. A picturesque pond with an ornate surround adds charm and tranquillity to the outdoor space, creating a peaceful focal point. Timber garden sheds offer practical storage solutions, and the entire rear garden is enclosed, making it both secure and family-friendly.

Whether you're hosting gatherings or enjoying quiet moments outdoors, this garden is a true extension of the home's living space.

Agents note: The property has flooded before but various flood prevention measures have been put in place to minimise any future risks.

INFORMATION

Postcode: NP15 1SY

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Private

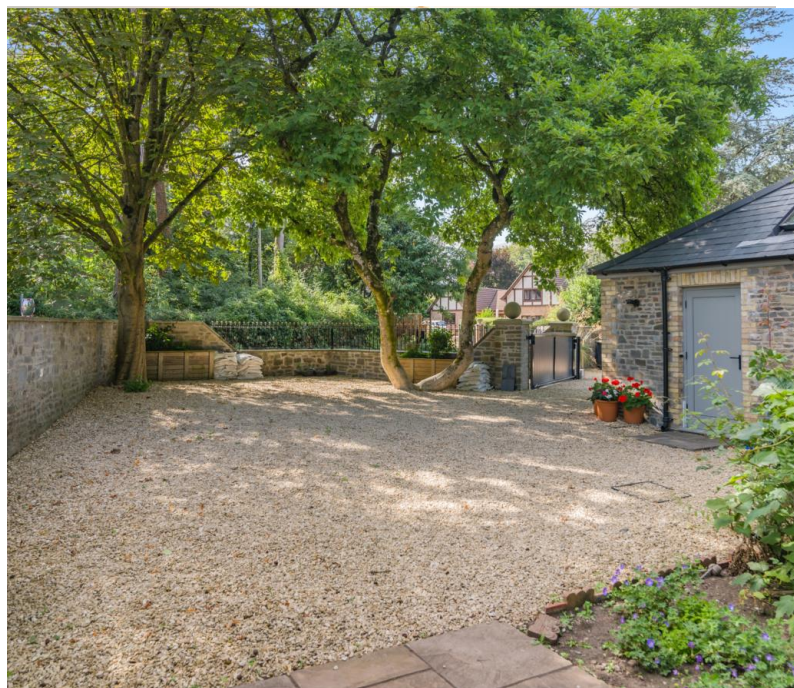
EPC: D





DIRECTIONS

Appeal.meanwhile.bigger



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	65	76
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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