



LLANDENNY

Guide price **£850,000**



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HOLMER HOUSE

Usk, Monmouthshire NP15 1DL



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

Set on a generous plot in the heart of the charming village of Llandenny, this impressive three-storey detached residence offers a tranquil rural lifestyle with excellent access to nearby towns and cities. Llandenny enjoys a peaceful, community-focused atmosphere, yet is ideally located for the amenities of Usk and Raglan, with the larger centres of Abergavenny, Monmouth, and Chepstow providing a wider range of shops, schools, and services.

For commuters, the area is exceptionally well-connected, with road and rail links offering convenient access to Newport, Bristol, Cardiff, London, and the Midlands. Nature lovers and outdoor enthusiasts will be drawn to the nearby Bannau Brycheiniog (Brecon Beacons) National Park, as well as the many scenic walking routes that surround the village.

This location strikes a perfect balance between rural living and accessibility, making it a highly desirable setting for families and professionals alike.



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KEY FEATURES

- Detached residence,
- 4 Double bedrooms,
- En-Suite facilities,
- Loft room/bedroom 5
- Generous gardens,
- Detached garage.



STEP INSIDE



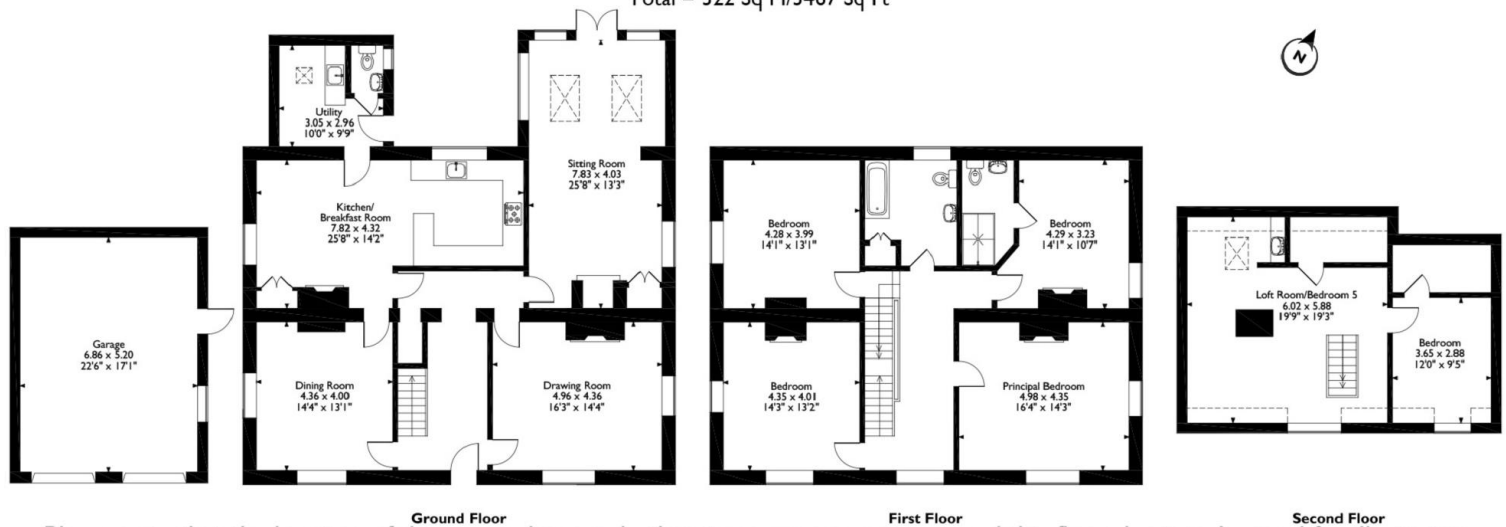
On entering this charming home, you're welcomed into a character-filled main hallway, where beautiful quarry tiled flooring underfoot and a staircase rising to the first floor immediately set the tone for the rest of the property.

To either side of the hallway are two generous, dual-aspect reception rooms, both enjoying natural light from windows to the front and side. These elegant spaces are defined by high skirting boards, feature fireplaces, and an abundance of period character. One of these rooms currently serves as a formal dining room, boasting polished floorboards that enhance its timeless appeal.

To the rear of the property, an extended third reception room offers a spacious and versatile living area, ideal for relaxing or entertaining. With windows to the side and rear, and double doors opening onto the garden, this room is light and inviting, and also features another attractive fireplace.

At the heart of the home lies a well-proportioned kitchen and adjoining breakfast area. Separated by distinct flooring finishes, the breakfast room offers a cosy space to enjoy morning coffee by yet another fireplace, with a side window bringing in additional light. The kitchen itself is fitted with a range of wall and base units, work surfaces, and an inset sink and drainer, with a window to the rear overlooking the garden.

Holmer House, Llandenny, Usk
 Approximate Gross Internal Area
 Main House = 286 Sq M/3079 Sq Ft
 Garage = 36 Sq M/388 Sq Ft
 Total = 322 Sq M/3467 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 ground floor is completed by a practical utility room and a convenient cloakroom, both adding to the home's everyday functionality.

Upstairs, a bright and spacious landing provides access to four well-sized double bedrooms, each positioned at a corner of the house for a balanced layout. All bedrooms benefit from feature fireplaces, adding warmth and charm, while the principal bedroom also enjoys the luxury of a private en-suite shower room. A well-appointed family bathroom, with a rear-facing window, serves the remaining bedrooms.

A staircase leads to the second floor, where you'll find two versatile attic rooms currently used as a hobby room/storage/bedroom 5 with potential for a studio.. This space presents an exciting opportunity to create a fabulous principal suite, guest accommodation, or additional living area, subject to requirements.

This home seamlessly blends period charm with excellent proportions, offering flexible accommodation across three floors to suit a range of lifestyles.

STEP OUTSIDE



The property is set behind a neatly maintained lawned front garden, enclosed by an attractive stone wall that adds charm and privacy. A gated driveway leads down the side of the house, offering ample off-road parking for multiple vehicles and access to a detached double garage ideal for storage or workshop use.

To the rear, the garden is a delightful outdoor retreat. A stone-paved patio adjoins the house, providing the perfect spot for al fresco dining or relaxing in the sun. Beyond the patio lies a generous lawn, bordered by mature trees and established hedging that create a sense of seclusion and tranquillity. The garden also features several fruit trees, offering seasonal produce and adding further appeal to the space. A garden shed provides useful additional storage.

This well-kept and spacious garden complements the house beautifully, offering both practicality and peaceful outdoor living.

INFORMATION

Postcode: NP15 1DL

Tenure: Freehold

Tax Band: G

Heating: Hybrid oil/air
source heat pump

Drainage: Private

EPC: F





DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		63
E (39-54)		
F (21-38)	36	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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