



LLANSOY

Guide price £625,000



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1 CHURCH LANE

Llansoy, Usk, Monmouthshire NP15 1HL



Detached 6 bedroom home,
Superb views,
Corner plot.

Tucked away in the charming village of Llansoy, this generous detached home enjoys a privileged corner plot setting and offers an abundance of living space, including six bedrooms and four impressive reception rooms.

The village itself provides a peaceful rural lifestyle, while nearby Raglan, Usk and Chepstow offer a wealth of shops, schools and everyday amenities. Perfectly placed for commuters, the area benefits from excellent road and rail links, making access to Cardiff, Bristol and even London both convenient and practical. For leisure and recreation, the stunning landscapes of Bannau Brycheiniog (formerly Brecon Beacons) lie within easy reach, providing endless opportunities for hiking, cycling and outdoor pursuits.

Closer to home, the Wye Valley offers picturesque riverside walks, historic sites and a thriving food scene. This is an ideal location for those seeking both tranquillity and connectivity in one of Monmouthshire's most scenic and well-connected areas.



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KEY FEATURES

- Detached home,
- 6 bedrooms,
- 5 bathrooms/shower rooms,
- 4 reception rooms,
- Fitted kitchen,
- Corner plot with far reaching vistas.



STEP INSIDE

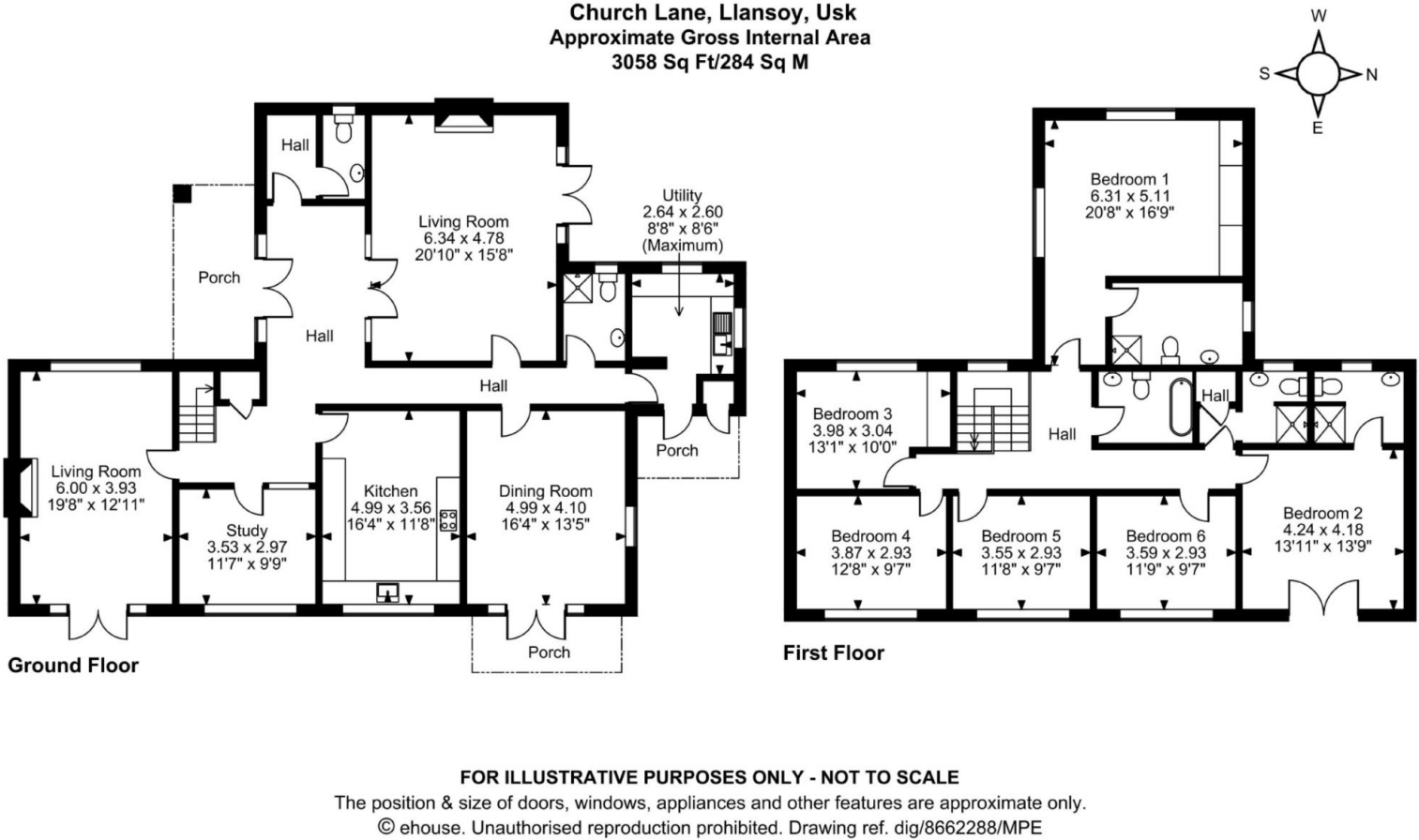


On entering the home, you are welcomed into a spacious hallway that immediately sets the tone for the generous proportions throughout. From here, access is granted to four principal reception rooms, each thoughtfully designed to combine comfort with versatility.

The large sitting room, accessed via glazed double doors from the hallway, complete with an elegant marble-surround feature fireplace, is perfect for relaxed evenings and opens via double doors onto a private side patio, ideal for summer entertaining. A dual-aspect lounge, filled with natural light, also enjoys patio doors leading out to the rear garden, seamlessly blending indoor and outdoor living.

The dining room, equally generous in scale, provides the perfect setting for both family gatherings and formal occasions, with direct access to the garden beyond. A practical study/office overlooks the rear garden, offering an inspiring workspace.

The fitted kitchen is both stylish and functional, with a comprehensive range of wall and base units complemented by sleek black granite countertops. Integrated appliances ensure a modern finish, while a breakfast area with space for table and chairs makes it a welcoming hub of the home. A separate utility room with external access adds convenience, while the ground floor also benefits from a wet room with shower, W/C and wash hand basin. There is also a separate cloakroom W/C and a spacious walk-in closet for coats and shoes.



Upstairs, a light-filled landing leads to six generously proportioned double bedrooms, offering flexibility for family life or visiting guests. Two bedrooms feature en-suite facilities, while the principal suite stands out with its dual aspect, affording far-reaching countryside views and a true sense of retreat.

The first floor is further served by a stylish bathroom complete with a free-standing bath, and an additional shower room, ensuring ample provision for a busy household.

This is a home designed to balance space, style and practicality, providing an exceptional setting for both family living and entertaining.

STEP OUTSIDE



Stepping outside, the property continues to impress with its generous and well-planned outdoor space. To the front, a gated driveway provides secure off-road parking for several vehicles, making it both practical and welcoming.

The gardens, laid predominantly to lawn, create a sense of openness and are complemented by well-tended hedged and tree borders and fencing, offering both privacy and seclusion. Multiple seating areas are thoughtfully positioned around the grounds, perfect for enjoying the sunshine at different times of the day or hosting family gatherings.

A side patio extends the living space outdoors, providing an ideal spot for barbecues or quiet relaxation, and also features a useful garden shed for storage. Designed with ease of maintenance in mind, yet offering plenty of scope for keen gardeners, the outside space completes this wonderful home, combining functionality with the opportunity to enjoy a tranquil lifestyle in a charming village setting.

INFORMATION

Postcode: NP15 1HL

Tenure: Freehold

Tax Band: I

Heating: Oil

Drainage: Mains

EPC: E





DIRECTIONS

Skis.uncouth.wept



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	51	69
England & Wales	EU Directive 2002/91/EC	

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