



USK

Guide price **£725,000**



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# CHALFONT

9 Black Barn Lane, Usk, Monmouthshire NP15 1BP



Extended and Upgraded detached family home,  
4 Double bedrooms,  
Conveniently located for amenities in Usk.

This beautifully extended and upgraded detached home is perfectly positioned in the heart of Usk, a sought-after market town known for its charm, community spirit and excellent amenities. Just a short stroll away, you'll find everything from independent shops, cafés and restaurants to schools, doctor's surgeries and everyday conveniences. For broader shopping, leisure and cultural opportunities, the nearby towns of Monmouth and Abergavenny are within easy reach.

The property also enjoys superb connectivity, making it an ideal choice for commuters. The M4 and A449 provide swift links to Newport, Cardiff and Bristol, while London is also accessible by rail and road. Beyond the urban connections, the area is rich in natural beauty. Usk itself offers scenic riverside walks and tranquil countryside trails, while the spectacular Bannau Brycheiniog (Brecon Beacons) are close by for hiking, cycling and outdoor pursuits. A home here combines modern comfort with exceptional lifestyle and location benefits.



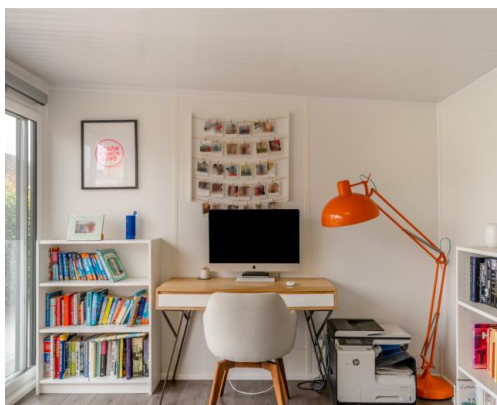


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## KEY FEATURES

- Detached Home,
- 4 double bedrooms, En-Suite facilities,
- Enclosed rear garden,
- Driveway to the front,
- Central Usk location.





# STEP INSIDE



On entering the property, you are welcomed into a beautifully proportioned entrance hallway, finished with elegant limestone flooring that sets the tone for the home's refined interiors. Solid timber doors open into the principal reception rooms, while a staircase rises gracefully to the first-floor landing, complemented by a useful built-in storage cupboard.

To the front of the property lies the dual-aspect lounge, a wonderfully light space enhanced by a feature wood burner with stone hearth the perfect focal point for cosy evenings.

To the rear, the heart of the home is revealed in a striking open-plan kitchen, dining, and sitting area. Designed with both family life and entertaining in mind, this room is fitted with a comprehensive range of wall and base units, alongside a central island unit. Generous glazing, including bi-folding doors and a large picture window, frames delightful views across the rear garden while inviting natural light to flood the space. The limestone flooring continues seamlessly from the hallway, reinforcing the sense of flow and continuity.

Adjoining the kitchen is a versatile breakfast room, with a side window adding further light. From here, a door leads to the practical utility room, equipped with additional storage, under-counter appliance space, and an external door to the side of the property ensuring both functionality and convenience. Completing the ground floor is a smart cloakroom with WC, accessed from the hallway.

**9, Black Barn Lane, Usk**  
**Approximate Gross Internal Area**  
**Main House = 187 Sq M/2013 Sq Ft**  
**Outbuilding = 18 Sq M/194 Sq Ft**  
**Total = 205 Sq M/2207 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 is arranged around a light and airy landing, enhanced by windows to the front and side, creating an inviting sense of space. This central area also incorporates a flexible nook that could easily serve as a home office or reading space.

Four well-proportioned double bedrooms are accessed from the landing, two of which enjoy an elevated rear outlook and striking vaulted ceilings. The principal bedroom is a true retreat, featuring en-suite facilities, natural stone tiling, and a Juliet balcony overlooking the garden.

The family bathroom echoes the same quality, with beautifully finished natural stone tiling adding character and elegance.

Altogether, the interior combines traditional craftsmanship with contemporary design, delivering a home that is both practical and inviting. Every detail has been considered to create an environment that balances everyday comfort with stylish living, making this a property of exceptional appeal.



# STEP OUTSIDE



To the front of the property, a gated brick-paved driveway sets a welcoming first impression, providing ample space for family and guest parking. Beyond, the rear garden has been designed as an extension of the living space, offering a wonderful setting for both relaxation and entertaining. Directly adjoining the house, a broad sun patio creates the perfect spot for al fresco dining, seamlessly connecting indoor and outdoor living. A central pathway draws you through the garden, flanked by low-maintenance artificial lawns that remain beautifully green year-round.

To the side of the main patio, a charming pergola forms an inviting retreat, ideal for unwinding with a book, hosting friends, or creating a cosy hot tub haven. At the far end, a detached outbuilding offers endless possibilities from a stylish summerhouse to a peaceful home office or creative studio complemented by an adjoining storage shed. Altogether, the garden is a private sanctuary designed for enjoyment in every season.

## INFORMATION

Postcode: NP15 1BP

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C







DIRECTIONS

Liver.constants.notch





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	78
D (55-68)		
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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