



# LLANDENNY WALKS

Offers over **£780,000**





# FIR TREE COTTAGE

The Walks, Llandenny, Usk, Monmouthshire NP15 1DR



Architect designed home in 2006  
Rural setting and Countryside views  
Convenient for local amenities in Usk

Completed in 2006, this striking architect-designed home enjoys an enviable position at the end of a quiet no-through road, with far-reaching views across the rolling Monmouthshire countryside. The setting offers a rare balance of privacy and convenience, with the historic town of Usk just a short distance away. Usk is well regarded for its vibrant yet relaxed community, offering a range of independent shops, cafés, bars and restaurants, along with everyday amenities.

The surrounding area is rich in natural beauty and leisure opportunities. Scenic riverside walks can be enjoyed along the River Usk, while the wider countryside provides an abundance of footpaths and bridleways. For those seeking more adventurous pursuits, the Bannau Brycheiniog National Park (formerly the Brecon Beacons) lies within easy reach and offers exceptional walking, cycling and outdoor recreation. Further shopping and cultural facilities are available in the popular market towns of Abergavenny and Monmouth, while excellent road and rail links make Bristol, Cardiff and London readily accessible for commuters.



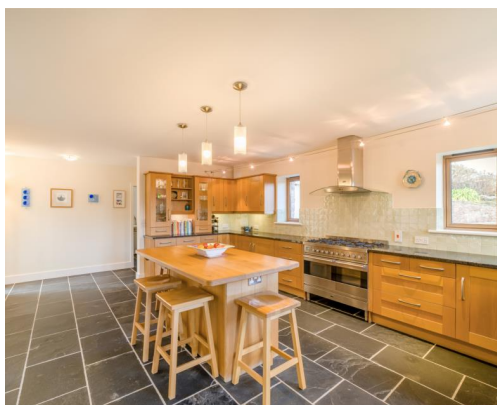


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### KEY FEATURES

- Detached residence in approx 0.48 acres
- 3 bedrooms & 3 bathrooms
- Potential for extension to 4 bedrooms
- Countryside views & gated driveway
- Architect designed in 2006
- No onward chain



# STEP INSIDE



On entering the property, you are welcomed into a spacious hallway that immediately sets the tone for the quality and flow of the home. From here, a door opens into the true heart of the house: an impressive open-plan living space that is flooded with natural light thanks to windows on all sides. This generous room has been thoughtfully arranged to offer distinct yet connected zones, ideal for both everyday family life and entertaining.

The kitchen is a real standout feature, positioned to the front with a pleasant outlook and fitted with an extensive range of wall and base units. Integrated appliances ensure a sleek, uncluttered finish, while the central island with breakfast bar provides a natural gathering point for informal dining or morning coffee. Adjacent to the kitchen is a cosy seating area, perfectly proportioned for comfortable sofas and centred around a feature fireplace with a wood-burning stove, creating a warm and inviting atmosphere.

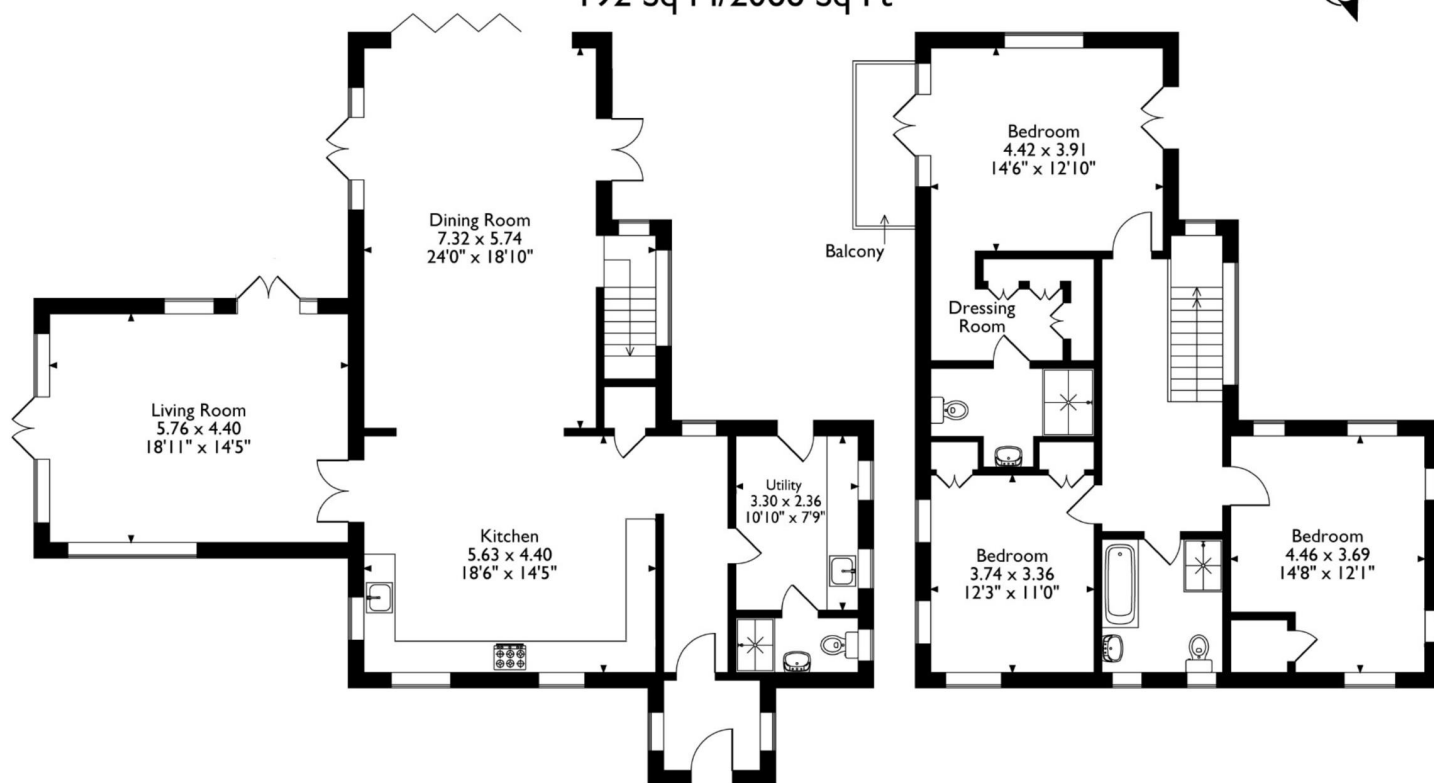
At the far end of this impressive space is a dedicated dining area, enjoying a triple-aspect outlook. Bi-folding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living, with a remote-controlled sun awning above. An additional patio door provides access to a side terrace - ideal for alfresco dining or entertaining. A particular highlight of the ground floor is the characterful slate flooring, which runs throughout to create a sense of continuity and is complemented by underfloor heating for year-round comfort.

Glazed doors from the kitchen lead into a separate sitting room with a striking vaulted ceiling and triple-aspect windows. Patio doors open onto the side garden, making this a wonderfully light and versatile space. Subject to the necessary planning permissions/building regulations, this room also offers potential to create a fourth bedroom above if required.

Completing the ground floor is a practical utility room with direct access to the garden, along with a convenient shower room fitted with a wash hand basin and WC.



**Fir Tree Cottage, The Walks, Llandenny, Usk**  
**Approximate Gross Internal Area**  
**192 Sq M/2066 Sq Ft**



**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.

The first floor is accessed via an elegant staircase, enhanced by full-height side windows that flood both floors and the stairwell with natural light. A contemporary glass balustrade enhances the landing, from which three generous double bedrooms and the family bathroom are accessed.

The principal bedroom enjoys a superb rear position with triple-aspect views, a Juliet balcony to the side and a full balcony offering far-reaching countryside vistas. It also benefits from a dedicated dressing room and en-suite.

The remaining two bedrooms are both well-proportioned doubles, one with built-in wardrobes, and open views.

The family bathroom is stylishly fitted with a white suite, including bath with handheld shower, separate shower cubicle, WC and wash hand basin, with both the bathroom and en-suite benefiting from underfloor heating.



# STEP OUTSIDE



To the front of the property, an electric vehicular gate opens onto a stone-chipping driveway, providing secure off-road parking for multiple vehicles and an attractive approach to the house. The home sits centrally within its plot and is surrounded by its own beautifully maintained grounds, offering a sense of privacy and space.

Encircling the property is a flagstone pathway and patio area, ideal for outdoor seating and entertaining. Shallow steps lead up to a generous lawned garden, which is well established and thoughtfully planted with a variety of mature trees, colourful flowers and boundary hedging, creating a peaceful and secluded setting. The garden also includes 5 wooden raised vegetable growing beds, a mix of productive apple and pear trees and fruiting bushes and feature rose planting together with magnolia and camellia trees. The garden offers interest and enjoyment throughout the seasons and plenty of space for relaxation or recreation.

Further enhancing the outdoor space is a timber shed/workshop, 30x10 foot approx with power and lighting, ideal for storage or hobbies, along with a greenhouse for keen gardeners.

## AGENT'S NOTE

We are advised that the property benefits from Starlink broadband (typically 150-300Mbps).

There is an electricity pole on the property and an annual wayleave payment is received from Western Power for this (nominal amount). We are also advised that Permitted rights were removed on new build planning permission.

## INFORMATION

Postcode: NP15 1DR

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D







DIRECTIONS

What3words: changed.hips.prepped





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	62	73
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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