



USK

Guide price £1,175,000



 ARCHER & CO

www.archerandco.com

To book a viewing call 01291 67 22 12

PLAS NEWYDD COTTAGE

5-6 Porthycarne Close, Monmouthshire NP15 1SA



Charming detached five bed family home
Situated in the heart of Usk
Gated driveway & off road parking

Plas Newydd Cottage is tucked away in a private location within the popular market town of Usk. This charming period property was once a coach house and stables but is now a dream home combining character and elegance with versatility. The spacious and stylish property has been used as two delightful dwellings in the past, a three-bed main home and a two-bed, self-contained annexe. The current owners enjoy both spaces combined as a substantial five-bed family home.

The versatility of the home extends to the rooms too, with the home happy to adapt to an owner's lifestyle needs. There's a choice of reception spaces for social gatherings plus rooms that can happily be used for a variety of functions including a home office, study, games room or even more bedrooms. Outside, the private terraced garden offers a sunny, house-hugging terrace, lawns and wooded areas that climb the hillside to reveal expansive views of the Usk Valley and the town's castle.

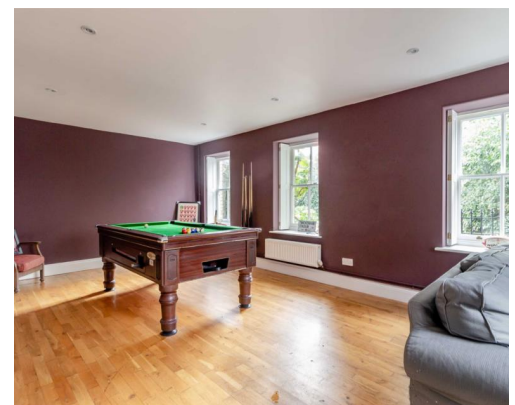
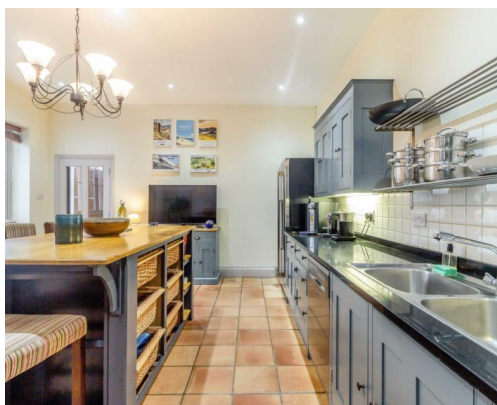


Guide price
£1,175,000



KEY FEATURES

- Private location with rural views
- Character period property with charming features
- Substantial five bedroom home with multiple social spaces
- Luxury, high end specification throughout
- Principal bedroom suite with en-suite & dressing room
- Ideal for multi-generational living



STEP INSIDE



Usk is a pretty and historic market town in the heart of Monmouthshire and is regularly found on independent lists of the best places to live in Wales, and in 2021 it topped the list.

The town has also become well-known for its participation in the Britain in Bloom competition which brings its period property packed streets to colourful life. The popular town offers glimpses of the past via its castle, historic stone bridge and character-packed central square but can also provide all the amenities a thriving community requires including doctor, dentist, pharmacy, and an excellent rated primary school.

The social scene includes a choice of pubs, cafes and restaurants and a variety of independent retailers that also attracts visitors from outside the town. Usk is easily accessible to the main A449 route to Newport and the M4 to the south, and the Midlands to the north via the M50, but for a more scenic route the road through the Usk Valley itself is an inspiring experience.

Step inside Plas Newydd Cottage and behind the charming period facade of this character-packed property is a comfortable and stylish family home that can offer versatility as well as elegance at its core.

Once a coach house and stables, the property has been transformed into a sophisticated and beautiful dream home that offers five bedrooms, three bathrooms and a choice of appealing reception rooms.

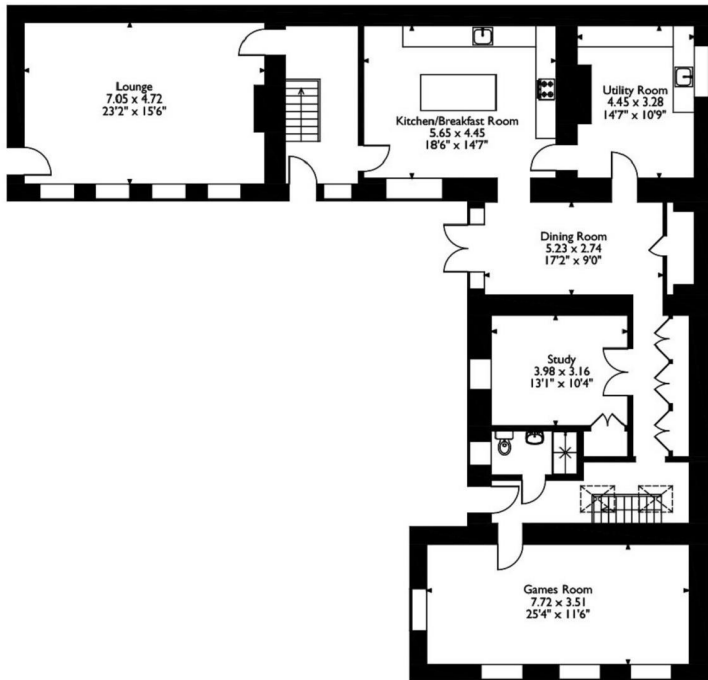
Currently the house is being enjoyed to the full as one gorgeous abode but it has, in the past, easily accommodated inter-generational living.

Previous owners have used the end wing as a self-contained, two-bedroom annexe perfect for an older or younger layer of the family to live onsite but maintain their independence.

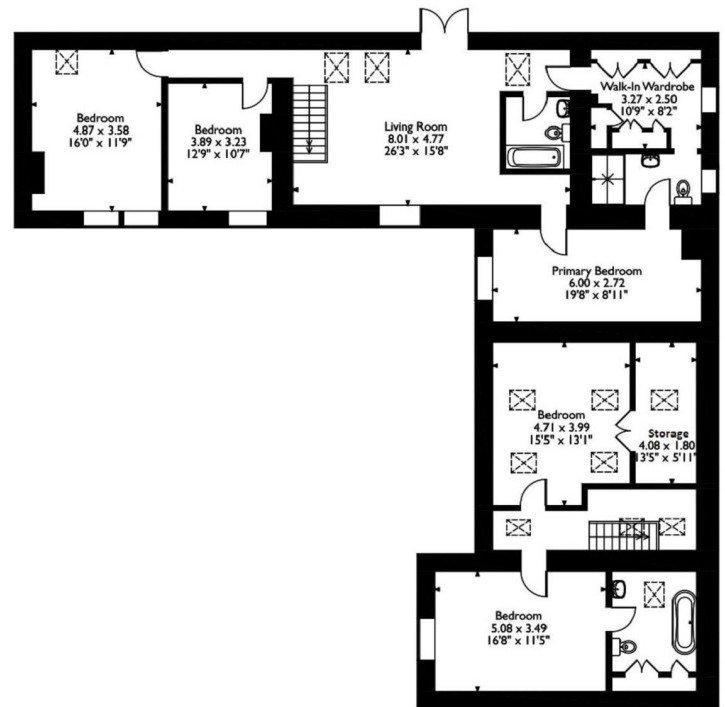
The versatility of the home extends to the rooms too, with the home easily adaptable to suit an owner's lifestyle needs.

The substantial property boasts generous reception rooms for social gatherings plus smaller, more intimate areas, and spaces that can happily be used for a variety of functions including a home office, study, games room or even more bedrooms.

Approximate Gross Internal Area 368 Sq M/3962 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 central hall welcomes with an ocean of light and sophisticated decor that immediately illustrates the high-end interior design that has been lavished on the property, and that can be admired throughout the house.

Enjoyable social gatherings in the elegant living room await, with ample space for friends and family to relax around the log burner on a winter's evening or enjoy sitting in the summer sunshine flooding in from the four windows.

Social spaces can be found throughout the home as welcoming places to gather and create lasting memories. The large island unit with integrated breakfast bar is the perfect place to join the cook for a chat as they create a feast in the well-equipped, luxury kitchen.

For a larger and more formal dining experience, the adjacent dining room can be filled with laughter and conversation surrounded by period character and a view out over the central courtyard.

The arch doorway of this former thoroughfare for the horses is now home to a set of French doors to throw open in the summer and let the warm breezes in to join the dinner party.

At the top of the stairs is another area that perfectly suits a house that offers a lifestyle of joyful moments spent together in comfortable and tasteful surroundings.

A welcoming bonus lounge fills the large landing area, crowned by a captivating vaulted ceiling, and is surely a magnet for watching television or chatting.

During the warmer months a set of French doors open out onto the garden terrace that creates seamless indoor outdoor flow.

The principal bedroom is a calm space to relax and sleep, uncluttered by bulky furniture as the adjacent former bedroom has been transformed into a walk-in wardrobe and dressing room. With impressive floor-to-ceiling bespoke, built-in wardrobes lining both walls, choosing an outfit has never been easier.

The en-suite to the principal bedroom is a luxury space that is a showcase for sophisticated and tasteful design. This visually stunning standard of decor and fixtures and fittings continues into the family bathroom and annexe bedroom en-suite, and across the whole home, creating an elegant abode that is a joy to call home.

STEP OUTSIDE



Step outside to find a charming, private front courtyard that oozes character. It's the perfect place to admire the attractive and distinctive facade of this substantial period property, as well as providing ample parking spaces.

The front courtyard and garden is a special area to sit out and relax, enjoying being enveloped by the history and charm of this delightful home. Special features to notice include the archways that used to welcome the horses and carriages that are now incorporated into the facade of the property, the decorative barge boards, and the multi-paned windows.

The location is as special as the house, tucked away on a hillside with a garden that extends up the slope to boast Usk Valley and castle views.

The lower level of the rear garden is home to a private, walled terrace that welcomes alfresco dining as well as offering a sunny spot to relax and is directly accessed from the house.

Up a flight of steps to the upper tiers that include lawned areas and where a myriad of pretty shrubs add colour in warmer months. From this elevated spot the views are maximised, to be enjoyed while relaxing under the mature trees, bathed in dappled sunlight.

INFORMATION

Postcode: NP15 1SA

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

On leaving the office at 25 Bridge Street turn right, then take the first turning left into Abergavenny Road. Proceed along Abergavenny Road turning right into Porthycarne Close (just before the Vets surgery). The wrought iron double gates to the property will be found shortly on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01291 67 22 12
 usk@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.