



Yew Tree Cottage  
Cold Harbour | Usk | Gwent | NP15 1RS

## Introduction

Idyllically located and spacious three-bedroomed, detached country cottage set within a large plot in rural Monmouthshire. House has a practical layout that's perfect for family living

- Idyllic, private countryside location
- Set within plot of approximately 0.52 acres
- Versatile modern layout with dining hall, large sitting room and kitchen/breakfast room
- Three bedrooms
- Family bathroom
- Double garage and extensive off-road parking
- Long private driveway with turning area
- No onward chain

## Step inside

Spacious and flexible, Yew Tree Cottage has a flowing layout fit for contemporary life but retains plenty of character as befitting its traditional origins.

It sits within 0.52 acres of lawns and mature trees which give each of its windows a pleasant outlook. The front porch leads into a welcoming large dining hall/living room. This generous space has an attractive brick and slate fireplace fitted with a wood-burning stove, a stylish wooden staircase leading to the first floor, parquet flooring and south-facing windows.

Steps from the dining hall lead to the large kitchen and breakfast room that's undoubtedly the hub of the home. The kitchen section of this open plan area is fitted with beautiful wooden cabinets and complementing worktops. The floor is laid with attractive yet practical tiles.

The breakfast room section is large enough to accommodate a six or even eight-seat table. French doors, with wooden shutters, provide a lovely view and access to the garden and the floor is laid with parquet tiles.

Leading off the kitchen is a spacious utility room and a cloakroom.

The sitting room, accessed from the kitchen, has a relaxed feel with a woodburning stove for providing a warm focal point during the cooler months. French doors lead to the garden and several windows bathe this room with natural light.

The first floor has three bedrooms, the largest of which covers 5.92 by 3.72m (19.5 by 12.2ft), and all have pleasant outlooks. They're served by a family bathroom with practical floor-to-ceiling tiles.

Yew Tree Cottage has been extended and improved over the years to make it a practical and modern family home.









# STEP OUTSIDE

## Yew Tree Cottage

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Located within unspoilt Monmouthshire countryside, the access to Yew Tree Cottage is through a five-bar gate that opens into a sweeping driveway that stretches past the property to a turning area and large, detached double garage. There's plenty of off-road parking.

Surrounding the house are extensive lawns, mature hedging and trees, including apples, and a pond. French doors open into the garden from the kitchen/breakfast and sitting rooms, making it a great space for growing families, entertaining and gardening.

### Location

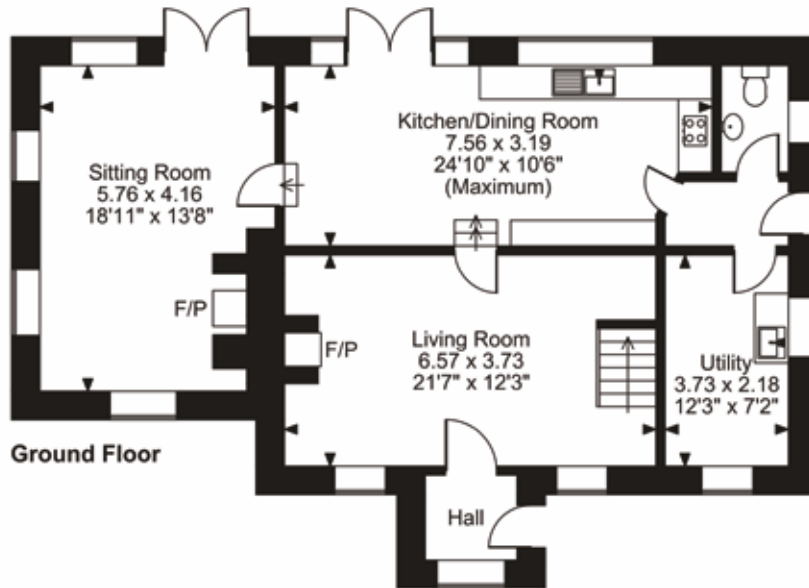
Cold Harbour is a desirable rural hamlet surrounded by attractive Monmouthshire countryside, yet conveniently positioned for the historic market town of Usk just under three miles away. Renowned for its independent shops, cafés, restaurants and excellent local amenities, Usk offers an enviable balance between country living and everyday convenience.

Monmouth, with its wide range of shops, Waitrose supermarket, theatre and independent Haberdashers' School, is 10 miles away.

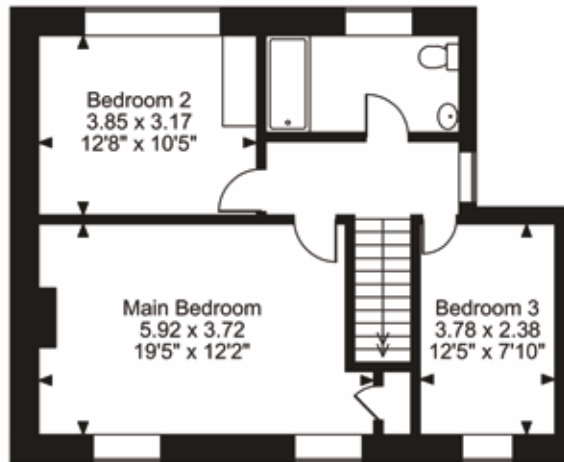
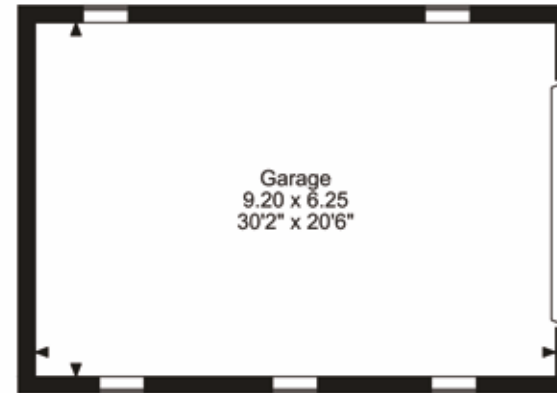
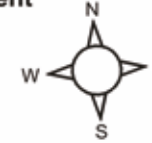
Bristol can be reached in around 45 minutes and Newport, with a direct rail service to London, is 13 miles away.







**Yew Tree Cottage, Cold Harbour, Usk, Gwent**  
**Approximate Gross Internal Area**  
**Main House = 1595 Sq Ft/148 Sq M**  
**Garage = 619 Sq Ft/58 Sq M**  
**Total = 2214 Sq Ft/206 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold  
 Council Tax Band: G

**EPC TBC**



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