



USK

Guide price £360,000



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# ARUNDEL COTTAGE

22 Maryport Street, Usk, Monmouthshire NP15 1AE



Two bedroomed characterful home  
 Located in the heart of Usk  
 South Westerly aspect rear garden

Set in the very heart of the historic market town of Usk, this charming two-bedroom Grade II listed cottage enjoys an enviable central position, just moments from the town's excellent range of amenities. Usk is renowned for its picturesque streets, floral displays and strong sense of community, offering an appealing blend of heritage and everyday convenience. A selection of traditional pubs, well-regarded restaurants, independent boutiques, cafés, schools and a doctor's surgery are all within easy walking distance, making the location ideal for those seeking both character and practicality.

Surrounded by the beautiful Monmouthshire countryside, the area is perfect for walking, cycling and exploring the nearby River Usk. The larger towns of Monmouth and Abergavenny provide additional shopping and leisure facilities. Bannau Brecheiniog (formerly the Brecon Beacons) are not too far away, offering many leisure pursuits for outdoor enthusiasts. For commuters, excellent road and rail links offer straightforward access to Cardiff, Bristol and London.



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### KEY FEATURES

- Characterful Cottage
- 2 bedrooms
- Many original features
- Open plan reception room
- Kitchen to rear
- Enclosed South-Westerly facing rear garden



# STEP INSIDE

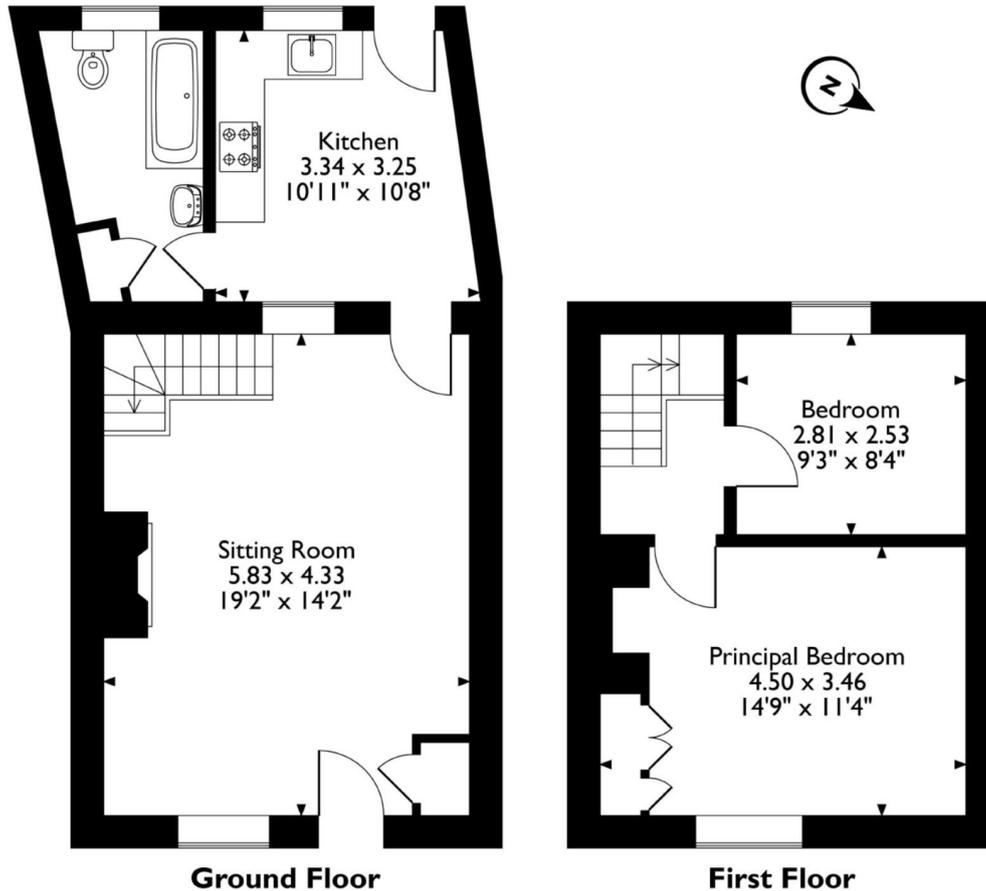


As you step through the front door, you are immediately welcomed into a charming open plan reception room, rich in character and warmth. A traditional sash window to the front elevation allows natural light to pour in, beautifully illuminating the exposed stone walls and striking feature beam that stretches across the ceiling. These period details blend seamlessly with the comfort of modern living, creating a space that feels both inviting and timeless.

A staircase rises gracefully to the first-floor landing, while a doorway to the rear leads through to the kitchen. At the heart of the room sits a stunning focal fireplace, framed by exposed brickwork and housing an inset woodburner – the perfect centrepiece for cosy evenings. The wood flooring underfoot enhances the rustic charm and ties the space together effortlessly.

Moving through to the kitchen, you'll find a thoughtfully designed area fitted with a range of units complemented by timber work surfaces, offering both practicality and style. This kitchen was redesigned by the current owners and benefits from terracotta flooring underfoot. There is ample space for appliances, making the room as functional as it is attractive. A multi-paned internal window allows light to filter through into the main reception room, maintaining a sense of openness and connection between the two spaces. Space for table and chairs. A door and adjacent window provide direct access to the rear garden, inviting the outdoors in and making it ideal for entertaining or enjoying a morning coffee.

**Arundel Cottage, 22, Maryport Street, Usk**  
**Approximate Gross Internal Area**  
**72 Sq M/775 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.

Also located on the ground floor, adjacent to the kitchen is the bathroom, fitted with a contemporary white suite and finished with elegant marble-effect tiling. An ornate radiator with integrated heated towel rail adds a touch of luxury, while a rear-facing window ensures the room feels bright and fresh.

Upstairs, the first-floor landing continues the home's characterful appeal, showcasing further exposed stonework and ceiling beams.

The principal bedroom is positioned to the front and benefits from fitted wardrobes and a charming feature fireplace with brick surround. Exposed beams and a front-facing window complete the room's cosy cottage feel.

The second bedroom, a comfortable double, enjoys views over the rear garden and also features attractive beamed ceilings, providing a peaceful and inviting retreat.

# STEP OUTSIDE



Stepping outside from the kitchen, you'll discover a delightful enclosed rear courtyard garden, perfectly positioned to enjoy a sought-after south-westerly aspect. This private outdoor space has been thoughtfully designed for low-maintenance living, being laid predominantly to an attractive brick-paved patio that provides an ideal setting for relaxing or entertaining. Raised shrub and flower borders soften the space with seasonal colour and greenery, creating a charming and inviting atmosphere.

There is ample room for a table and chairs, making it the perfect spot for al fresco dining, summer barbecues, or simply unwinding with a morning coffee or evening drink. The enclosed nature of the courtyard offers both privacy and security, creating a peaceful retreat where you can comfortably host friends and family or enjoy quiet moments outdoors in a sheltered and intimate setting.

## INFORMATION

Postcode: NP15 1AE

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

What3words: [cycles.hears.sideburns](https://www.what3words.com/cycles.hears.sideburns)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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