



LLANNENNY

Guide price **£1,350,000**



THE LODGE

Llandenny, Usk, Monmouthshire NP15 1DD



Two detached bungalows offering generous and adaptable accommodation
Perfect for Multi-generational living or Investment
Plot just over 4.5 acres

Set within just over 4.5 acres of grounds, this unique opportunity comprises two detached bungalows offering generous and versatile accommodation. The properties present an ideal arrangement for multi-generational living or those seeking a home with excellent investment potential, all while enjoying a peaceful rural setting.

The location strikes a perfect balance between countryside tranquillity and everyday convenience. Nearby Usk is a charming and sought-after town, renowned for its independent shops, welcoming cafés, and well-regarded schooling. The surrounding Monmouthshire countryside offers scenic walks, rolling landscapes, and a strong sense of community.

Further afield, the vibrant market towns of Monmouth and Abergavenny provide a wider range of leisure, dining, and shopping facilities, as well as cultural attractions and regular markets. For commuters, the area benefits from excellent road and rail connections, offering straightforward access to Cardiff, Bristol, London, and the Midlands, making it a practical choice for those needing to travel while still enjoying a rural lifestyle.

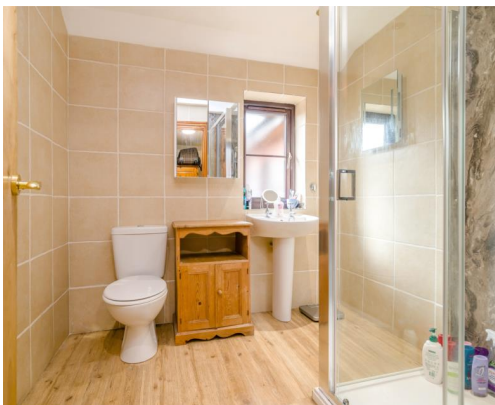


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KEY FEATURES

- Two detached bungalows
- Ideal for multi-generational or investment
- Over 4.5 acres of land, Monmouthshire countryside views
- Convenient location for Usk
- Rare opportunity



STEP INSIDE



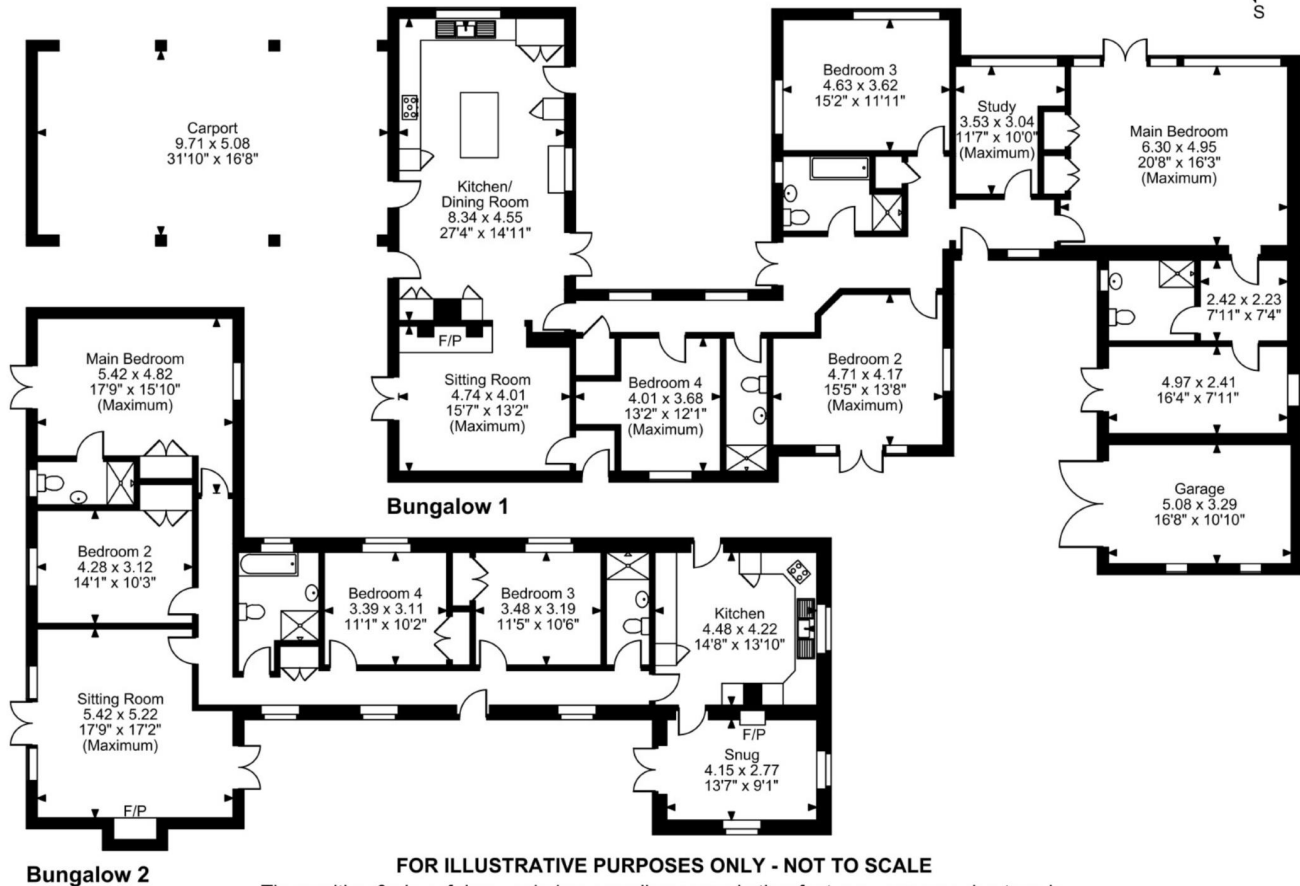
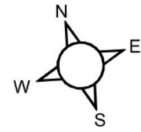
Step inside and you're immediately struck by the sheer scale and versatility of this unique offering - two detached bungalows presented as one expansive residence, perfect for multi-generational living or flexible lifestyle needs.

The principal bungalow unfolds with an impressive sense of space and light. At its heart lies a stunning triple-aspect kitchen/dining room, where a large central island anchors the space, complemented by extensive wall and base units and ample room for family dining. Natural light pours in from all angles, creating an inviting hub ideal for both everyday living and entertaining.

Flowing from here, the cosy lounge provides a warm retreat, complete with a feature fireplace housing a wood burner, built-in storage, and French doors that open out to the rear gardens - seamlessly blending indoor and outdoor living.

The principal bedroom is a true sanctuary, boasting full-length windows overlooking the front gardens, a dedicated dressing room, and a stylish en-suite. From the dressing area, a separate study offers the potential private workspace, with doors leading directly to a charming central courtyard. Four additional bedrooms are well-served by two further bathrooms, ensuring comfort for family and guests alike.

The Lodge, Llandenny, Usk
Approximate Gross Internal Area
Main House = 3971 Sq Ft/369 Sq M
Garage = 711 Sq Ft/66 Sq M
Total = 4682 Sq Ft/435 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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The second bungalow offers equally appealing accommodation, with its own distinct character. A standout feature is the vaulted ceiling lounge, where dual-aspect French doors flood the space with light and frame views of the gardens, while a striking fireplace adds a sense of grandeur. A well-appointed kitchen/dining room provides another welcoming focal point, with space for family meals and access to the side courtyard.

With four bedrooms in total - including a principal suite with en-suite facilities - and two additional bathrooms, this second home offers excellent flexibility for extended family, guests, or even potential rental opportunities.

Together, these two homes create a rare and adaptable living environment, set within generous grounds and designed to cater to a wide range of modern lifestyles.

STEP OUTSIDE



Step outside and the exceptional grounds immediately reveal the lifestyle potential on offer. The property is approached via driveways on two sides, providing effortless access and generous parking for multiple vehicles. A substantial triple-bay car port offers excellent covered parking and sits conveniently adjacent to the kitchen, presenting an exciting opportunity for extension, subject to requirements.

Surrounding the two bungalows are a series of thoughtfully positioned courtyards, perfect for private outdoor seating, entertaining, or simply enjoying peaceful moments throughout the day. Beyond these, well-maintained lawned gardens create a sense of openness and connection to the wider landscape.

A particular highlight is the expansive paddock, extending in total with the gardens to over four acres, ideal for equestrian pursuits or those seeking a more rural lifestyle. Additionally, a designated area offers potential for shepherd's huts or holiday pods, providing an attractive opportunity for supplementary income, subject to the necessary permissions.

INFORMATION

Postcode: NP15 1DD

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Private

EPC: D





DIRECTIONS

What3words: [helping.grunt.summit](https://www.what3words.com/helping-grunt-summit)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	64	74
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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