



USK

Guide price **£725,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01291 672212

HOLLYBROOK

29 Burrium Gate, Usk, Monmouthshire NP15 1TN



Five bedroomed detached residence
 Secluded garden including bespoke home office/summer room
 Conveniently located for road and rail links to major cities

Set within the picturesque market town of Usk, this impressive five-bedroom detached home enjoys an enviable position in one of Monmouthshire's most charming and sought-after locations. Usk is renowned for its vibrant community, beautiful floral displays and an excellent selection of independent shops, cafés, pubs and restaurants that give the town its welcoming character. The area is also well served by a highly regarded local school and offers delightful riverside walks along the River Usk, providing a peaceful setting for everyday life.

Beyond the town, the nearby market towns of Monmouth and Abergavenny offer a wider range of shopping, dining and leisure amenities. The stunning landscapes of Bannau Brycheiniog National Park are also within easy reach, perfect for outdoor pursuits including walking, cycling and exploring the countryside. For commuters, excellent road and rail connections provide convenient access to Cardiff, Bristol and London.



Guide price
£725,000



KEY FEATURES

- Imposing detached home
- 5 bedrooms
- 2 with en-suite facilities
- 3 reception rooms
- Bespoke home office to the rear
- Gated driveway and Double garage



STEP INSIDE



Entering through the front door, you are welcomed into a spacious and inviting main hallway that sets the tone for the rest of the home.

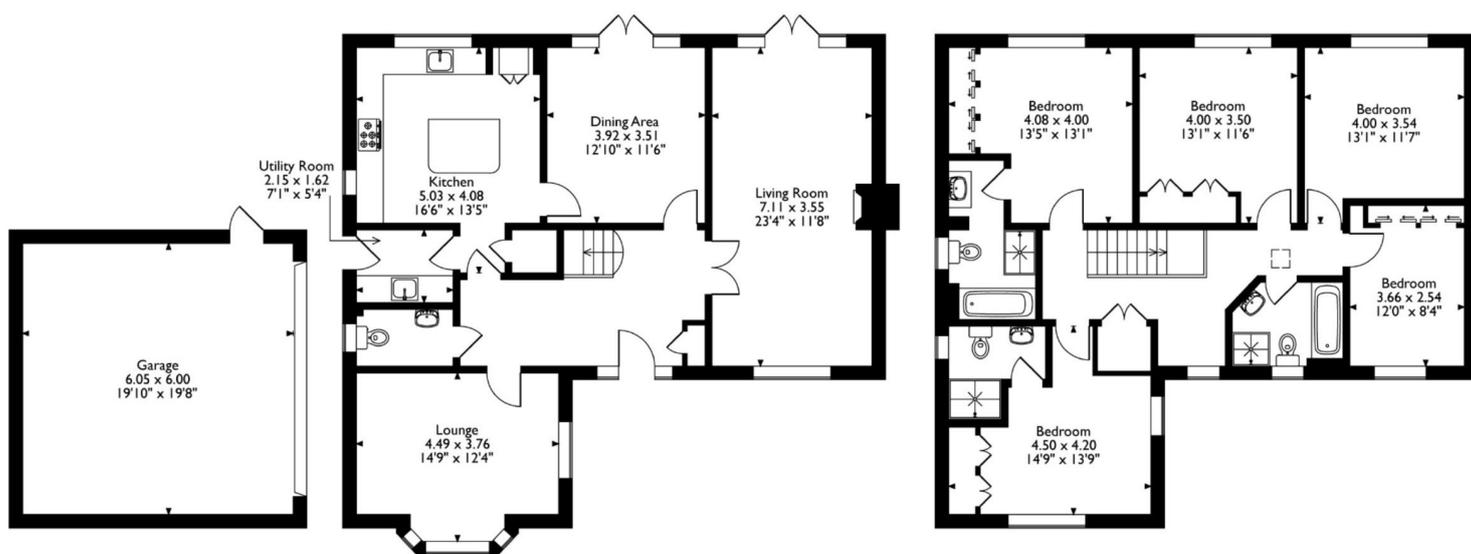
The hallway provides a practical and stylish introduction, offering a useful built-in storage cupboard ideal for coats, shoes and everyday household items.

A staircase rises gracefully to the first-floor landing, while a series of doors lead off to the principal ground-floor rooms, creating a natural flow throughout the property.

Positioned to the right of the hallway is the main lounge, a generously proportioned dual-aspect living space with feature fireplace that enjoys an abundance of natural light. A window to the front elevation provides a pleasant outlook, while French doors at the rear open directly onto the garden, creating a seamless connection between indoor and outdoor living. This is an ideal space for both relaxing evenings and entertaining guests.

Adjacent to the lounge is the dining room, another bright and welcoming space that also benefits from French doors opening onto the rear garden, perfect for al-fresco dining during warmer months. An inter-connecting door leads conveniently from the dining room into the kitchen, enhancing the practicality of the layout for everyday family life and entertaining.

Hollybrook, 29, Burrium Gate, Usk
 Approximate Gross Internal Area
 Main House = 193 Sq M/2077 Sq Ft
 Garage = 36 Sq M/388 Sq Ft
 Total = 229 Sq M/2465 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 kitchen itself is well appointed with a range of wall and base units, incorporating a selection of built-in appliances. A central island unit with breakfast bar provides additional workspace and an informal dining area, making it a natural hub of the home. The room is finished with tiled flooring and benefits from windows to both the side and rear elevations, ensuring a bright and airy atmosphere. From here, access is provided to the utility room, which offers space for further appliances and features a door opening onto the side driveway, ideal for day-to-day convenience.

To the front of the property is a charming snug or sitting room, a cosy retreat perfect for quiet relaxation. This attractive room benefits from a dual aspect, including a picturesque bay window that allows plenty of natural light while enhancing the character of the space.

Completing the ground-floor accommodation is a convenient cloakroom.

To the first floor, the main landing leads to five well-proportioned double bedrooms.

Two of the bedrooms benefit from en-suite facilities, with the principal bedroom also enjoying far-reaching views to the rear. Three of the bedrooms feature fitted wardrobes, providing ample storage.

The accommodation is completed by the family bathroom, fitted with a four-piece suite comprising a bath, WC, wash hand basin and separate shower cubicle.

STEP OUTSIDE



Approached from the front, the property is framed by an attractive ornate stone boundary wall with a pedestrian gate providing welcoming access to the entrance. To the side, double electric vehicular gates open onto a spacious driveway, offering ample off-street parking for several vehicles and leading to the detached double garage, which is fitted with convenient electric roller shutter doors.

There is a connecting pathway at the side of the house that connects the front and rear gardens, bordered by mature trees and a small stream.

The rear garden is enclosed and has been thoughtfully landscaped to create an attractive and practical outdoor space. A beautiful, paved sun patio, laid in 2025, sits directly adjoining the house, providing an ideal setting for outdoor dining, relaxing, or entertaining during the warmer months. Beyond, the garden is laid mainly to lawn and complemented by mature flower and shrub borders that add colour and interest throughout the seasons. A pathway leads to a detached home office or summer room, neatly positioned in a private corner of the garden and equipped with both light and power, making it a versatile space for work or leisure.

INFORMATION

Postcode: NP15 1TN

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3words: [outhouse.bumping.stews](https://www.what3words.com/outhouse.bumping.stews)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	84

England & Wales EU Directive 2002/91/EC

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 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.