



Orchard House
Llantrisant | Usk | Gwent | NP15 1LG

INTRODUCTION

Peaceful and private modern four-bedroom family home ensconced by a belt of mature trees and located on the edge of a small hamlet in rural Monmouthshire with excellent transport links. 4 acres of gardens and paddocks, stabling close to the house and ready access to the countryside makes this a perfect spot for horse lovers.

STEP INSIDE

Perfect for family life and entertaining, Orchard House is spacious and welcoming.

The front door, located beneath a pillared porch, leads to a large dining room with a bow window and brick fireplace, there is a door leading to a small hallway, with a cloakroom and door to the rear garden.

Steps from the dining room lead to a large, comfortable sitting room with character-rich wooden beams across the ceiling and a feature fireplace fitted with a wood burner.

The kitchen/breakfast room provides a large area for family life. It's fitted with wooden cupboards that offer plenty of storage space and these are topped with easy-care work surfaces. An east-facing window allows the morning sun to stream through and there's a glazed stable-type split door to the garden and a tiled floor. Just off the kitchen is a useful utility room.

The kitchen is conveniently situated both for the dining room and a family room, lying off which is a study that would be appealing for anybody looking to work from home.

Stairs from the dining room lead to a first floor landing that serves four double bedrooms.

The spacious principal bedroom has a dressing area and is one of two to have en suite bathrooms.

There are two more bedrooms on this floor and a family bathroom.

Next to the house is an oversize double garage with work shop area/office and two wooden stables.









SELLER INSIGHT

“ When we moved to Orchard House over thirty years ago, we were looking for a home that could accommodate three growing children, two dogs and a cat, while still offering easy access to work. The location immediately appealed to us, but it was the peaceful setting within this secluded hamlet that truly won us over.

Over the years, Orchard House has become much more than a house. It has been the backdrop to family life, celebrations and countless treasured memories. Our children grew up here, and later our grandchildren have spent their childhood summers exploring the gardens, playing games on the lawn and splashing in a temporary swimming pool set on its dedicated base. Even now, the annual whole family get-togethers remain among our favourite occasions.

The house itself is wonderfully suited to family living and entertaining. The dining room and sitting room have hosted everything from christenings and wedding celebrations to our joint 60th birthday party, as well as many gatherings for friends and neighbours. We have continued to invest in the property, adding stables, extending the sun-filled front patio, upgrading the double glazing throughout and creating new en suite bathrooms.

One of the greatest joys of Orchard House is its setting. Surrounded by mature trees and hedges, the house sits at the heart of a series of garden “rooms”, each with its own character. The sun moves around the property throughout the day, creating different places to enjoy from morning until evening. Surrounding the paddocks and along the brook are another hundred trees.

Despite its rural feel, Orchard House offers excellent connectivity, with Cardiff and Bristol both within easy reach and the Brecon Beacons less than half an hour away. Walking routes pass nearby, including the Usk Valley Walk, while the village itself enjoys a remarkable sense of history, centred around its beautiful Grade I listed church. For us, Orchard House has offered the perfect balance of country living, privacy, community and family life.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

Orchard House has a private and peaceful atmosphere and is surrounded by a belt of mature trees, beyond which lies rolling farmland. There are extensive lawns at the front and back of the house, parts of which are planted with specimen trees and shrubs. Climbing plants, such as a well-established vibrant Chilian Copihue, add to the attractiveness of the front of the house.

A large, stepped patio lies across the whole of the west-facing front of the house, just outside the dining room, and is the perfect spot to watch the sunset. Other hard standings around the house offer plenty of space for seating, allowing the garden to be enjoyed at all times of the day. A summer house and vegetable garden add further scope for being outside.

A sweeping gravelled driveway leads up from a tree sheltered lane to a large parking area around the back of the house.

To access the paddocks, you need to walk to the bottom of the drive and turn right you will then see the tunnel under the A449, walk through and the field gate on your left-hand side, this leads into the two paddocks one being 2.63 acres and the other being 0.57 acres, in total 3.20 acres. The land plan shows the land which includes the Brook and showed that the two fields are connected by a small bridge. The owners are riparian owners of both sides of the brook where the fields are coterminous and of one side to the middle of the brook for the rest.

LOCATION

The small village of Llantrisant lies three miles from Usk. It is situated on the eastern bank of the River Usk and noted for its picturesque Grade 1-listed Church of St Peter, St Paul and St John.

The town of Usk, just three miles away, is renowned for its quality of living, its independent shops, cafés, restaurants and excellent local amenities, including a good primary school. It offers an enviable balance between country living and everyday convenience.

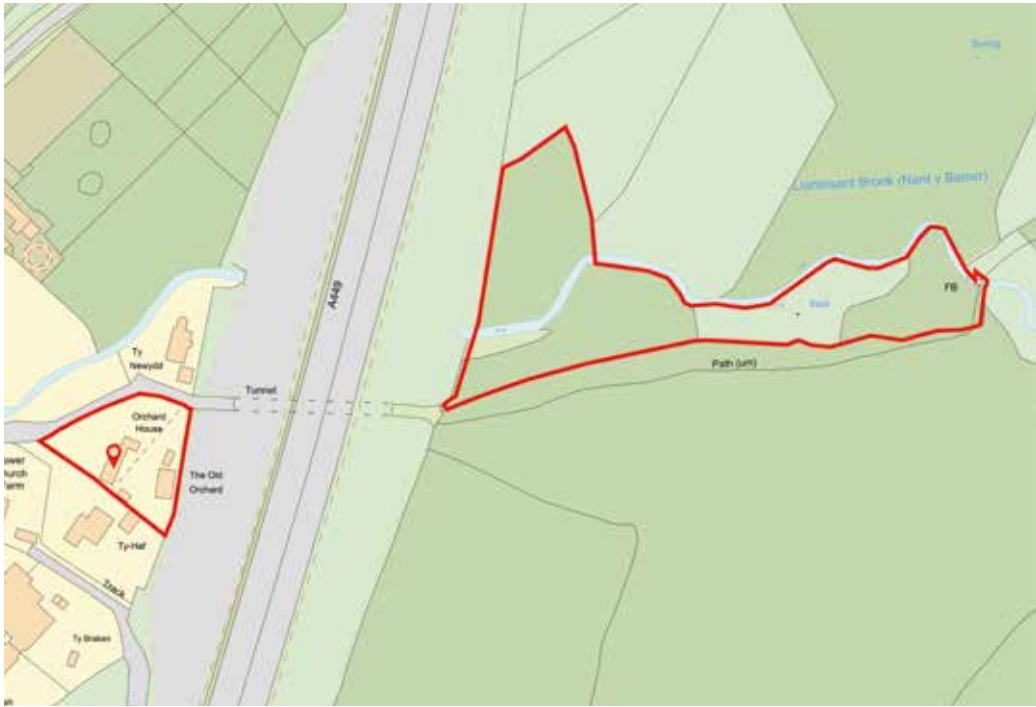
Monmouth, with its wide range of shops, Waitrose supermarket, theatre and independent Haberdashers' School, is 16 miles away.

Bristol can be reached in around 45 minutes and Newport, with a direct rail service to London, is 9 miles away.

The Usk Valley Long Distance Walk passes through Llantrisant after descending the Wentwood Escarpment.







Orchard House, Llantrisant, Usk, Gwent

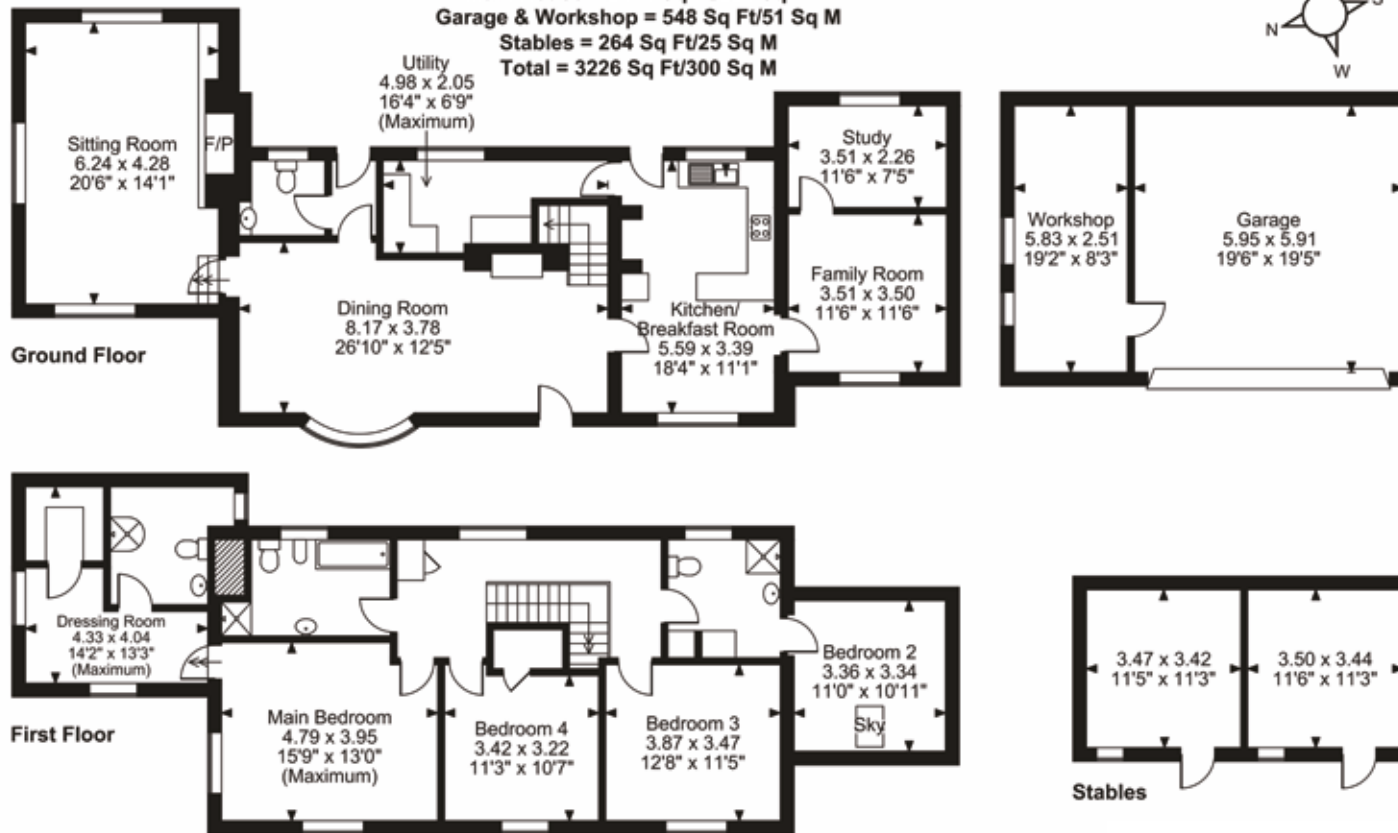
Approximate Gross Internal Area

Main House = 2414 Sq Ft/224 Sq M

Garage & Workshop = 548 Sq Ft/51 Sq M

Stables = 264 Sq Ft/25 Sq M

Total = 3226 Sq Ft/300 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8694928/OHL



Fine & Country Monmouthshire
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT
+441600 775930 | monmouth@fineandcountry.com

