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Offers over £500,000



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MIDHOLME

Llandenny, Monmouthshire NP15 1DN



Detached four bedroom home
Large plot of approximately 1/3 acre
Gated Driveway and garage

This desirable detached 4-bedroom house is nestled on a spacious plot of approximately 1/3 of an acre on the outskirts of the picturesque village of Llandenny. Boasting a perfect blend of contemporary luxury and rural charm, this home offers a serene escape amidst the stunning Monmouthshire countryside. There are numerous walks nearby for those wishing to engage more with nature.

The property is ideally located, providing an enviable lifestyle with easy access to several neighbouring towns. Immerse yourself in the historic charm of Raglan, enjoy the scenic beauty of Usk, explore the enchanting town of Chepstow, and indulge in the cultural delights of Monmouth. Moreover, the larger cities of Newport, Cardiff, and Bristol are conveniently commutable, making this residence an excellent choice for those seeking a tranquil retreat while staying well-connected to urban centres.

Experience the harmonious balance of country living and modern convenience, all within this remarkable property in Llandenny.

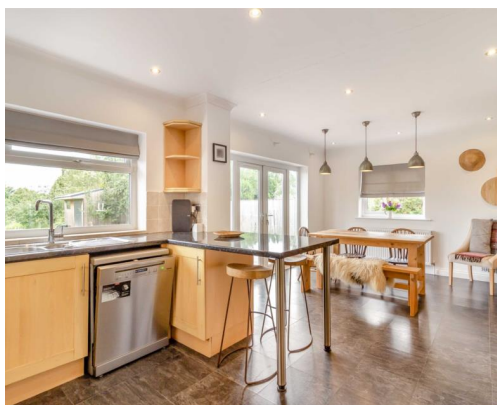


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KEY FEATURES

- Detached home
- Four double bedrooms
- En-suite facilities
- Gated driveway and garage
- Approximately 1/3 of an acre garden
- Westerly aspect to rear



STEP INSIDE



As you step through the pvc double glazed front door, you find yourself in a spacious and welcoming hallway, setting the tone for the rest of this delightful home. From the hallway is a staircase leading to the first floor landing.

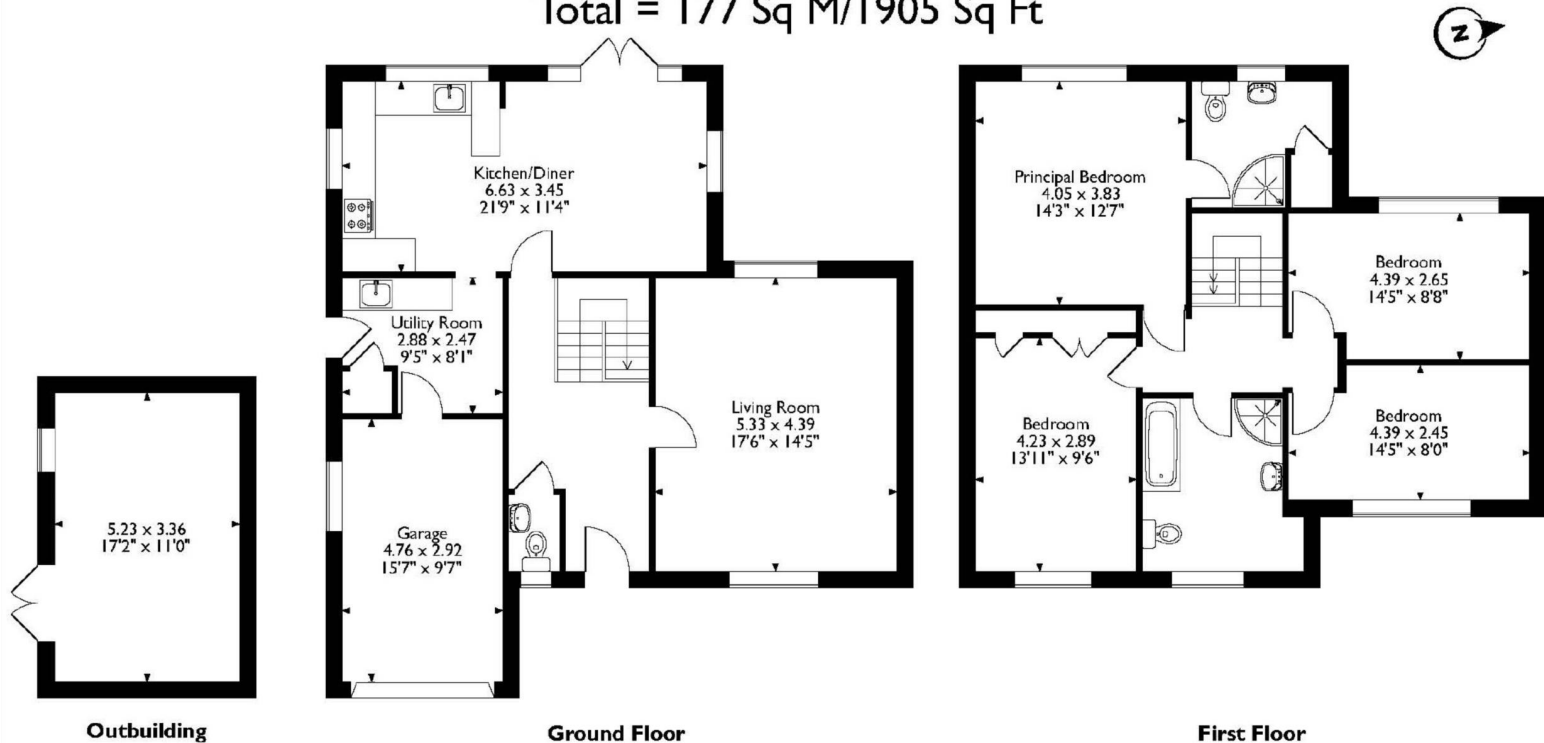
To your left hand side as you enter, conveniently accessed from the hallway, is a well-designed cloakroom, offering a practical space for freshening up before venturing further into the house.

Moving on, to your right, you'll discover the heart of the home - a dual-aspect lounge that exudes warmth and comfort. Large windows on to the front and rear allow natural light to flood the room, creating a bright and airy ambiance that encourages relaxation. It's an ideal space to unwind with family or entertain friends.

To the rear of the ground floor, the fitted kitchen/dining room beckons with its modern and functional design. The kitchen is equipped with both wall and base units, providing ample storage space for all your culinary essentials. There's plenty of room for appliances including plumbing for a dishwasher and an integrated oven and hob.

The dining area is thoughtfully positioned with a set of inviting French doors leading out to a rear decking area. These doors not only fill the room with light but also offer easy access to the outdoor space, making it a perfect spot for enjoying al fresco dining during pleasant weather.

Approximate Gross Internal Area
 Main House = 159 Sq M/1711 Sq Ft
 Outbuilding = 18 Sq M/194 Sq Ft
 Total = 177 Sq M/1905 Sq Ft



Outbuilding

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.

Conveniently located off the kitchen is a utility room, designed to house your washing machine and additional appliances. This practical space helps keep the main living areas clutter-free and also provides a door leading to the integral garage. The garage not only offers secure parking for your vehicle but also additional storage space for any household items you wish to keep organised. Furthermore, a side door from the utility room opens up to a side pathway, providing a separate entrance to the property if needed.

Venturing upstairs, the first floor greets you with four generously-sized double bedrooms. The master bedroom is a tranquil retreat complete with en-suite facilities, offering a private haven for relaxation and personal care.

Additionally, the first floor boasts a family bathroom featuring a luxurious four-piece suite, promising a soothing bathing experience after a long day.

Among the many benefits of this delightful property, PVC double glazing ensures energy efficiency, while central heating powered by an oil-fired boiler keeps the entire home cosy and warm during cooler months.

STEP OUTSIDE



Approaching the property, you are greeted by a secure gated driveway at the front, providing ample off-road parking space for multiple vehicles. The convenience of an integral single garage is a valuable addition. There is a Victorian feature well on the driveway that is viewable through a glass screen. The front garden has a well-maintained lawn surrounded by an impressive assortment of mature shrubs and trees. A gated pedestrian access leads to the rear garden, where an oasis of greenery awaits. The expansive rear garden is predominantly laid to lawn, providing plenty of space for outdoor activities and relaxation. Nature enthusiasts and horticulturalists will be delighted by the array of mature specimen trees, including a small orchard of fruit trees, adding both beauty and bounty to the garden.

For nature lovers this garden is a dream, with meadow plants and hedging to host an array of wildlife. A practical outbuilding offers convenient storage for tools and equipment. There's also plenty of space to grow vegetables or cultivate plants.

A hardwood decking area adjoins the rear of the house, positioned perfectly to enjoy the westerly aspect. This idyllic spot invites you to unwind and soak up the sun, an ideal place for outdoor dining and entertaining.

INFORMATION

Postcode: NP15 1DN
 Tenure: Freehold
 Tax Band: F
 Heating: Oil
 Drainage: Private
 EPC: D





DIRECTIONS

What3words engrossed.mammals.drilled



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		60	77
England & Wales		EU Directive 2002/91/EC	

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