



USK

Guide price **£650,000**



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# GREYHOUND HOUSE

Chepstow Road, Monmouthshire NP15 1BL



Converted from 17th Century Inn  
Gated driveway and Garage  
No onward chain.

Situated in the heart of Usk and being one of the most recognisable properties in the town's history, Greyhound House has been part of the town since the 17th Century. Lovingly converted from a local inn serving wonderful home cooked food and a variety of ales to a stunning residence in recent years, this unique property would make an ideal home whilst retaining immense character and charm from a bygone era.

Usk boasts superb artisan shops and eateries to compliment its vibrant local community. Further afield are the larger towns of Monmouth and Abergavenny for a wider range of shopping and restaurants. For those wishing to commute, major road links and train lines give relatively easy access to bigger local cities such as Cardiff, Newport, Bristol and The Midlands.



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### KEY FEATURES

- Detached home
- Former local Inn dating from 17th Century
- Countryside and Church views
- Gated driveway and garage
- En-Suite facilities to principal bedroom
- Enclosed gardens



# STEP INSIDE



On entering this wonderful residence, one is truly struck by the character and charm of this former local Inn. With a history dating back to the 17th Century it genuinely represents a timepiece of history in Usk. Many local residents will remember taking the steps through the front door to sample the food or ale on offer.

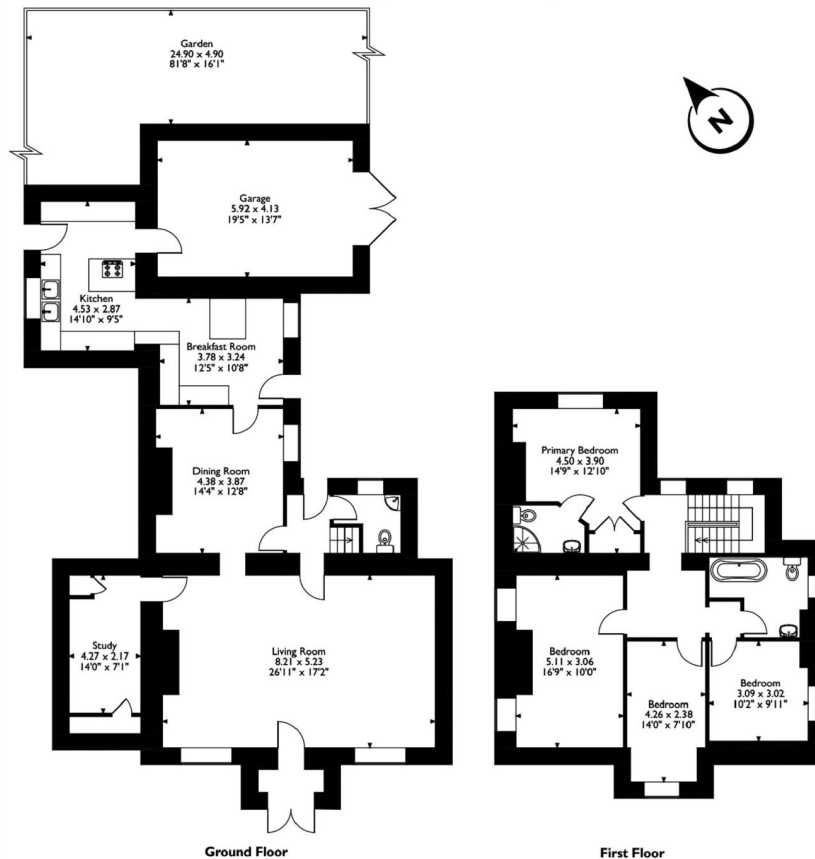
Now, here it stands as a substantial home with entrance porch having classic slate flooring before opening into the double fronted main reception room.

Previously the main room of the Greyhound Inn this generous room is currently used as two separate areas, each boasting feature fireplaces, one of which houses a multi-fuel burner set upon large slate hearth with ornate timber mantle over.

Directly accessed from this room via timber latched doors is a well-appointed study with integrated storage plus inner hallway. Approached via an open aspect from the main living room is the dining room, enjoying wonderful vistas towards neighbouring countryside and timber flooring.

Being at the centre of the house, the dining room truly feels like the heart of the home as it has direct access to both the living room to the front and the kitchen to the rear.

Approximate Gross Internal Area  
220 Sq M/ 2368 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.

The pleasant kitchen/breakfast room is fitted with an extensive range of Solid Tewkesbury Oak wall and base units with Star Galaxy granite counter tops. A split level room that enjoys a breakfast area to one end with breakfast bar and ample seating space plus a lower level that boasts integrated appliances alongside dual Belfast sink units.

The contemporary feel in the kitchen is complimented by sleek tiling to the floor and splashback behind the countertop.

There is a ground floor cloakroom/w.c for convenience that has been tiled to the wall and floor with Travertine stone and has a white two piece suite.

To the first floor is where the character of this home really comes to the fore, with a distinct variation in roof lines giving each room it's own individual character.

There are vaulted ceilings and exposed beams, each contributing to the timeless appeal of this home.

There are four double bedrooms, principal with en-suite facilities, plus a main family bathroom which contains a white suite including a roll top bath with chrome shower and tap attachments over.

# STEP OUTSIDE



At the front of Greyhound house, there is a low retaining stone wall with gated pedestrian access to the front door plus a well-manicured lawned garden. Originally this was a seating area for patrons of the Inn. There is a lawned garden to the side and rear that is enclosed by timber fencing and stone wall with shrub and slate borders. Timber garden shed. A paved area directly adjoins the house to the rear by the back door and gives a pleasant sun patio to sit out and enjoy the summer evenings. Gated access to driveway.

At the side of the house is a gated driveway providing off road parking for at least three vehicles on a slate chipping driveway. Grassed and stone chipping borders. This in turn leads to a garage with twin timber doors to the front. A sizeable garage, being wider than a standard single garage and boasting a clearly defined utility area with slate flooring and plumbing for washing machine with further appliance space.

## INFORMATION

Postcode: NP15 1BL

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: E





## DIRECTIONS

From Twyn Square in the centre of Usk take Four Ash Street which leads into the old Chepstow Road. At the fork in the road with Blackbarn Lane you will find Greyhound House with its pleasant grass frontage.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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