



USK

Guide price £475,000



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# THE OLD BAKERY

17 Twyn Square, Usk, Monmouthshire NP15 1BH



4 bedroomed corner residence,  
Large rear outbuilding adaptable for varied usage,  
Courtyard style rear garden.

This charming four-bedroom Grade II Listed corner home, situated in the heart of Usk's highly sought-after Twyn Square, offers an idyllic lifestyle in a thriving community. Once the site of a local bakery, this property boasts a large detached outbuilding to the rear, offering a range of potential uses, subject to planning permission. Usk is renowned for its Castle, independent shops, delightful restaurants, local schools, and medical services, all contributing to the town's warm and vibrant atmosphere.

The nearby market towns of Monmouth and Abergavenny provide additional amenities and charm, while excellent transport links make commuting to Newport, Cardiff, and Bristol convenient. London Paddington and the Midlands are easily accessible by train or road, perfect for regular travellers. For nature lovers, the breathtaking Bannau Brecheiniog (formerly Brecon Beacons) are close by, offering exceptional outdoor opportunities for hiking and exploring the Welsh countryside.

## STEP INSIDE

Step inside this characterful four-bedroom home, and you're welcomed by a spacious reception area brimming with charm. The stone flooring adds a rustic elegance, while a feature fireplace serves as the room's centrepiece, creating a cosy ambiance. A front-facing window bathes the space in natural light, and a staircase leads up to the first-floor landing.

Adjacent to the reception area is an inviting living room, showcasing two large windows that allow light to pour in. This room also boasts a striking fireplace with a charming surround, and exposed ceiling beams that add to the home's traditional feel. The chimney breast recess features built-in shelving, ideal for storage or display.

At the rear of the property, the kitchen and dining room are clearly defined yet connected by an archway, providing a semi-open-plan layout. The kitchen is fitted with a range of wall and base units, offering ample storage space, while an inset sink and drainer overlook the rear garden. There's also room and plumbing for essential appliances. The dining area continues the theme of character, with a beamed ceiling and a second feature fireplace with an ornate surround, creating an ideal space for family meals or entertaining guests.

An outer hallway provides convenient access to the rear garden from the kitchen and leads to a ground-floor cloakroom, fitted with a two-piece suite for added convenience.



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## KEY FEATURES

- Corner residence
- Central Usk location,
- 4 bedrooms, 3 reception areas, 1st floor bathroom,
- Large Detached outbuilding to rear



Upstairs, you'll find four bedrooms, each offering its own charm. The principal suite is a highlight, featuring fitted bedroom storage and a private en-suite, complete with a shower, w/c, and wash hand basin. One of the bedrooms is currently used as a home office, ideal for remote working or study. The main bathroom is accessed from the landing and is generously appointed with a four-piece suite, including a separate shower enclosure and a bathtub, providing the perfect space for relaxation.

This delightful home effortlessly combines modern functionality with traditional charm, offering comfortable living across both floors.

### STEP OUTSIDE

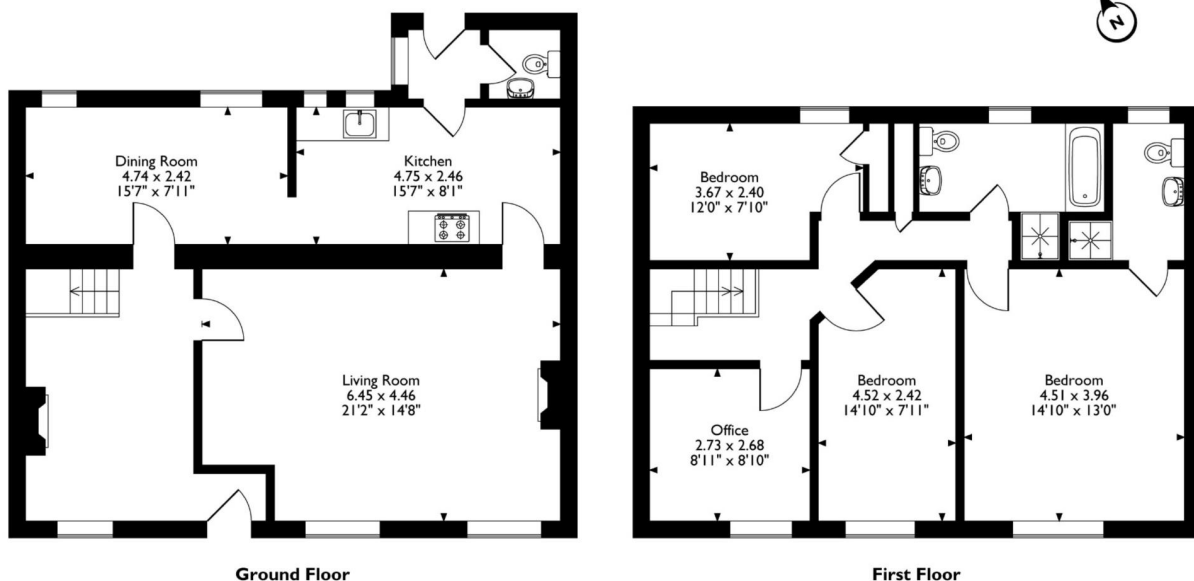
Step outside to discover a charming courtyard-style garden at the rear of the home, offering a private and peaceful outdoor space. Enclosed by a traditional stone wall, this low-maintenance garden features timber gated access to Four Ash Street, ensuring convenience and seclusion. The courtyard is perfect for alfresco dining or simply relaxing in the fresh air.

A notable feature is the detached outbuilding, brimming with potential. Adaptable for various uses, it could be transformed into a home office, workshop, or even a guest annexe, ideal for multi-generational living or additional accommodation subject to the necessary planning permissions. This outdoor space provides a blend of practicality and character, enhancing the overall appeal of this unique property.





# 17 Twyn Square, Usk



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.

## DIRECTIONS

From the office, turn right into Bridge Street. Take the second right into Twyn Square. The property will be found towards the end on the left, just before the turning into Four Ash Street.

What3Words  
handy.passport.thud



## INFORMATION

Postcode: NP15 1BH  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: Exempt

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