



10 Priory Street
Usk | Monmouthshire | NP15 1BJ

FINE & COUNTRY





STEP INSIDE

10 Priory Street

The perfect blend of old and new.

Dating back to 1595, this superb three-storey, five-bedroom period family home showcases classic double-fronted Georgian elegance, overlooking Twyn Square in the heart of Usk. Tastefully decorated throughout, this Grade II Listed house offers exceptional accommodation, combining historic character with contemporary luxury.

The home is adorned with original fireplaces, oak timber floors, and custom-made shutters on the front windows. A bespoke kitchen, a master suite reminiscent of a luxury hotel, and exquisite joinery by Quails of Usk further enhance its distinctive appeal.

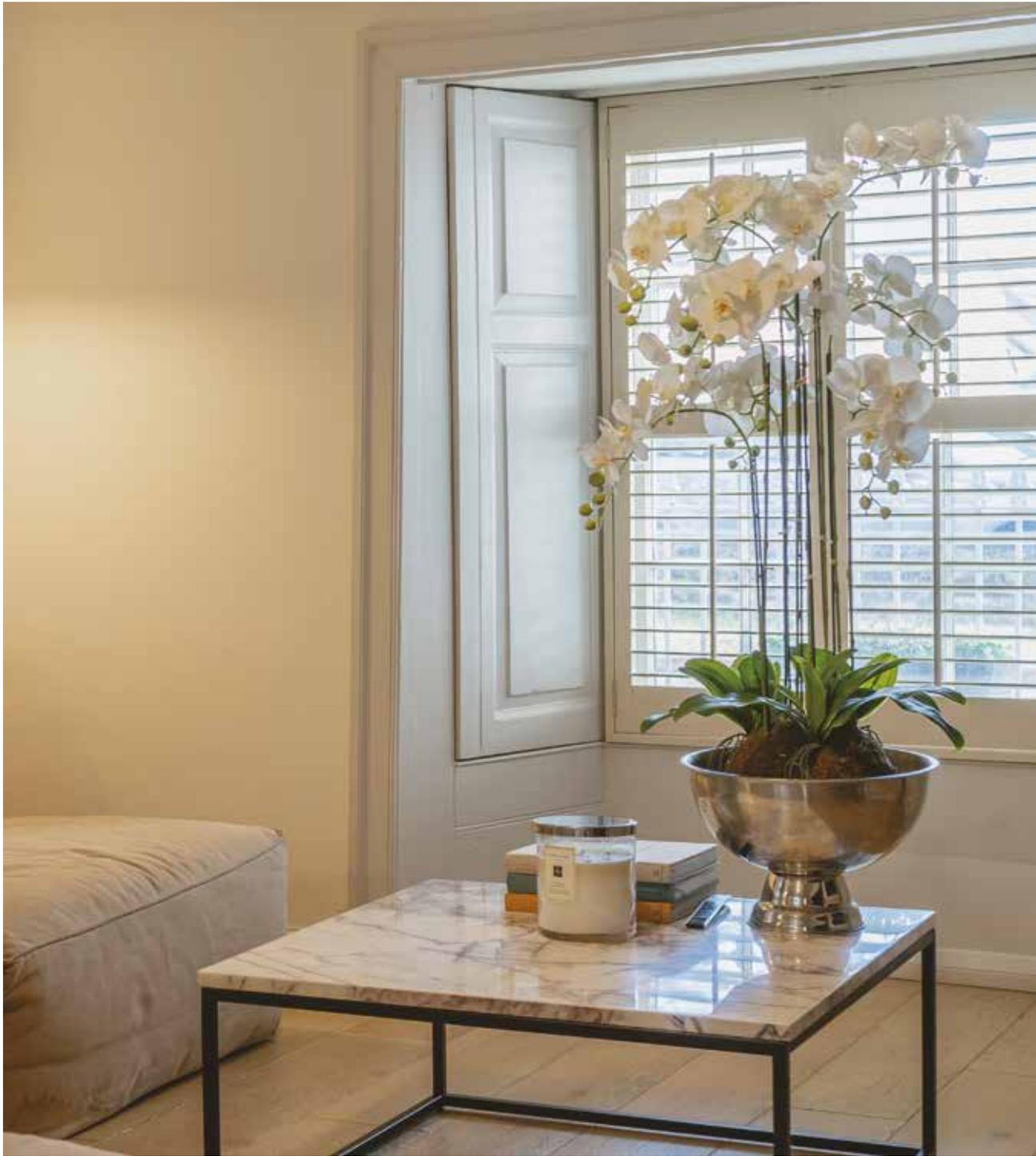
Upon entering through a covered porch and wide heritage wooden door, you are welcomed into a long entrance hall featuring a tiled floor and an old crockery cupboard. On either side of the hall are two beamed reception rooms, each with a charming fireplace. To the rear, a formal dining room—currently used as a gym—leads to a spacious family breakfast room/kitchen, flooded with natural light from a roof lantern and with French doors opening onto the terrace.

The kitchen is a chef's dream, complete with slate grey cupboards topped with granite and wooden work surfaces. A peninsula unit incorporates a large range-style cooker with an extractor hood, whilst built-in appliances include a microwave, dishwasher, and full-height freezer. An American-style fridge/freezer is tucked within a stunning bespoke pantry cupboard and storage unit, crafted by Quails of Usk.

The ground floor also includes a fitted cloakroom and a utility room, impeccably finished by Quails. A short staircase leads to a private home office/study, featuring a full wall of custom-fitted desks, cupboards, and drawers.

The first floor is mainly dedicated to the sumptuous master suite, featuring a spacious bedroom with exposed beams, a fireplace, and wooden flooring. The suite also boasts a large dressing room with extensive fitted wardrobes and an elegant en-suite bathroom with both a separate bath and shower, styled in a classic black and white theme. A second bedroom overlooks the tranquil rear garden.

The second floor is ideal for children or guests, offering three further double bedrooms, one with an en-suite, and a stylish family bathroom.



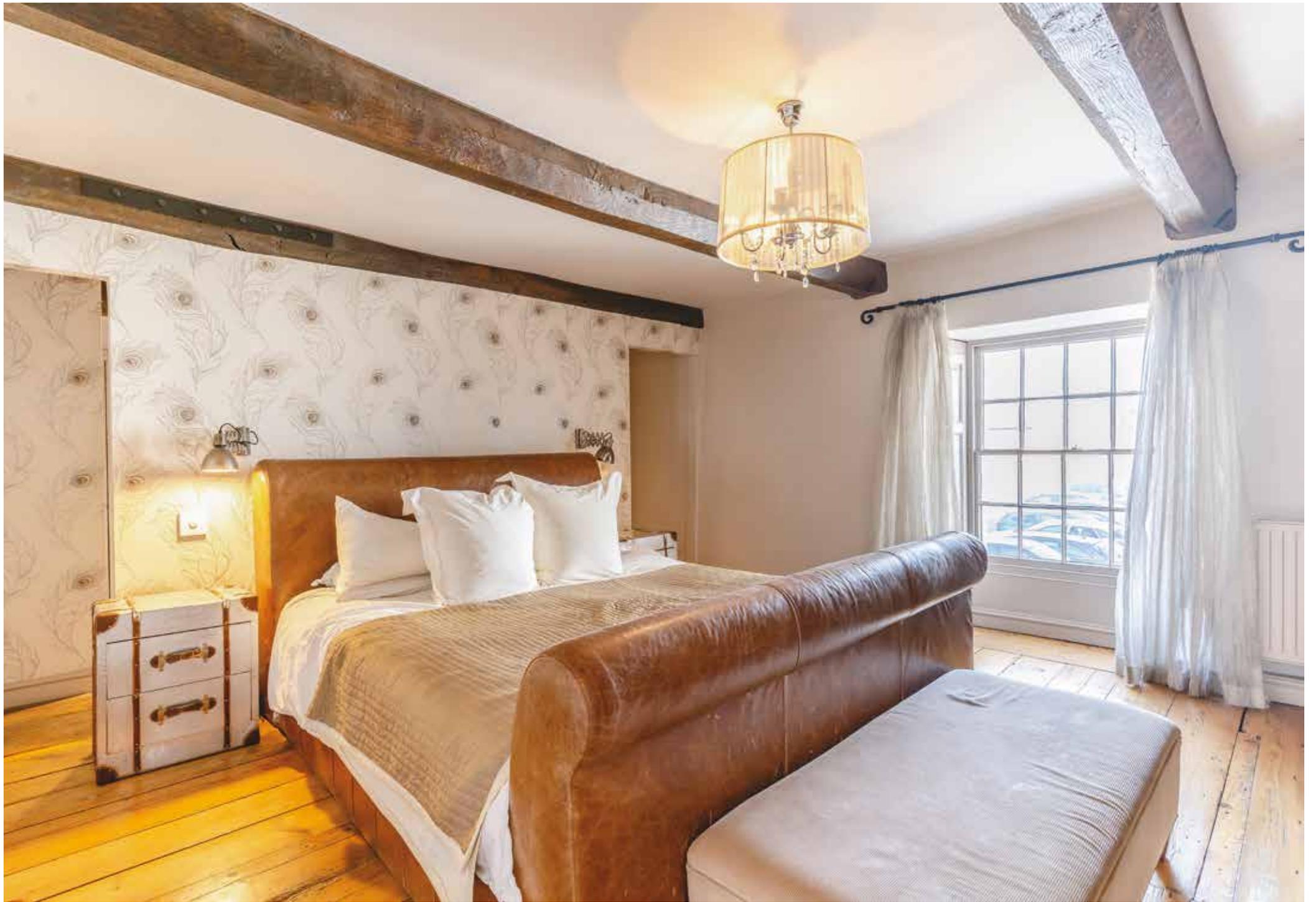


















STEP OUTSIDE

10 Priory Street

Gated driveway, parking, and a private garden in the heart of Usk. A side vehicular entrance is controlled by electrically operated double gates, providing valuable parking for several vehicles, including a pair of EV charging points.

The rear gardens provide remarkable privacy for a town centre garden. Recently landscaped to a beautiful standard, they are designed for low maintenance and entertaining. Immediately behind the house is an expansive terrace in dark porcelain from Mandarin Stone, perfect for barbecues and alfresco dining. Beyond the terrace lies an "astroturf" lawn, bordered by flower beds and enclosed by high stone walls and fencing, creating a serene retreat.

Situated in a corner of the garden is a versatile shed/kennel and log store, measuring approximately 14 sqm, adding practicality to this beautifully curated outdoor space.

A rare opportunity to own a home where historic charm meets contemporary luxury.

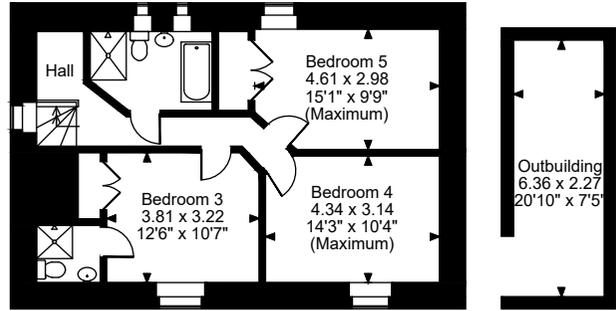
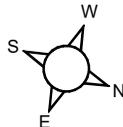




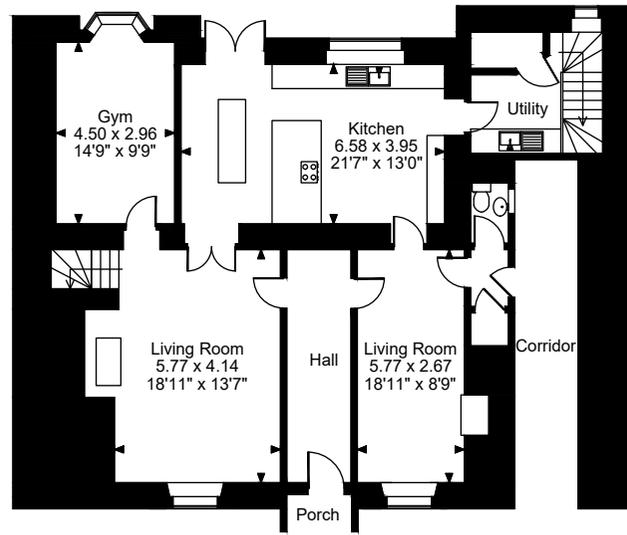
INFORMATION

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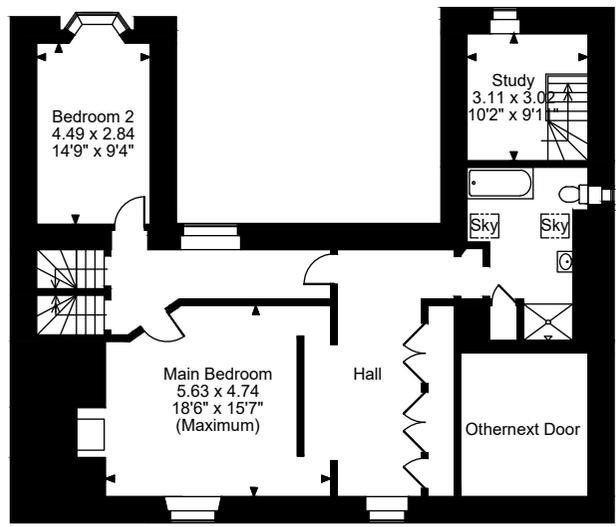
Priory Street, Usk
Approximate Gross Internal Area
Main House = 2933 Sq Ft/272 Sq M
Outbuilding = 155 Sq Ft/14 Sq M
Total = 3088 Sq Ft/286 Sq M



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Council Tax Band: H

Tenure: Freehold

Location and situation

Usk, also known as Brynbuga, is a thriving market town/village containing a wealth of shops and services. Its attractive buildings are complemented by floral decorations that have led to repeated success in Britain in Bloom competitions.

Usk is situated on a river and has a castle and other notable buildings. It is surrounded by beautiful countryside, including the Wye Valley, Wentwood Forest and the Bannau Brycheiniog National Park (Brecon Beacons).

The town is just under 10 miles from the M4 and the closest rail stations are at Newport, 10 miles away, and Abergavenny 11.5 miles away. Cardiff is 25 miles away and Bristol 35 miles.

Usk is served by several exceptional schools, including the Haberdashers' independent schools for boys and girls in Monmouth around 13 miles away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Fine & Country (Chepstow) Ltd Company Reg. No. 13925383. Registered office address: 2 Agincourt Square, Monmouth, NP25 3BT Printed 05.04.2024



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