



# CHURCH COTTAGE

Llantrisant • Usk, Monmouthshire

**e**lston's  
estate agents



# CHURCH COTTAGE LLANTRISANT

Usk ♦ Monmouthshire ♦ NP15 1LG

A charming country home retaining many original features, Church Cottage offers spacious family living with easy commuting to Bristol, Cardiff and Newport.

Sought-after hamlet location with beautiful rural views. 5 bedrooms, 5 bathrooms, 4 generous receptions, modern fitted kitchen.

Double garage, large gardens and paddock.

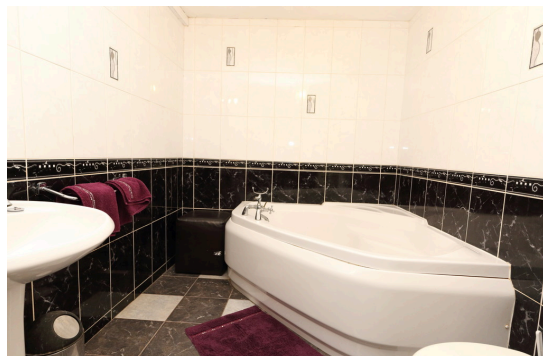
- ♦ 5 Bedrooms, 5 Bathrooms (3 En-suite)
- ♦ 4 generous receptions
- ♦ Shaker-style fitted kitchen/breakfast room with dining room/seating area off
- ♦ Double garage and parking
- ♦ Beautiful rural location
- ♦ Very large gardens plus paddock with road access
- ♦ Double entrance gates
- ♦ Beautiful views over surrounding countryside

Usk 3 miles, Celtic Manor Resort & M4 J24 6 miles  
Chepstow 11 miles, Cardiff 23 miles, Bristol 29 miles  
(All distances are approximate)

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**elstons.co.uk**







### LOCATION

Situated in the highly sought-after village of Llantrisant near Usk, surrounded by beautiful countryside including Wentwood Forest nearby for outdoor pursuits - cycling horse riding and recreation. Celtic Manor resort and M4 J24 6 miles.

### DESCRIPTION

Church Cottage is a characterful, spacious family home which could readily be configured for multi-generational living.

The lounge has French doors to the rear gardens and feature fireplace.

The kitchen/dining/family room offers plenty of space to cook, dine and entertain.

The TV room is ideal as a leisure/playroom or home office.

The generous Sitting Room is 4.7m x 4.7m.

The utility room, cloakroom and two hallways complete the ground floor accommodation

The 5 bedrooms and 5 bathrooms are on the first floor.

### OUTSIDE

In front of the double-gates to Church Cottage is a private parking area with additional space to park numerous vehicles and a double garage behind the gates. A large lawned seating area, patio, terrace and paddock are at the rear offering lovely rural views. There is plenty of space for games or a leisurely lunch in the sunshine. Plot size TBC.

### SERVICES

Mains electricity. Private water and drainage. Oil-fired central heating and hot water.

### LOCAL AUTHORITY

Monmouthshire County Council. Council tax band G

**FIXTURES & FITTINGS** Only those items mentioned in these sale particulars are included in the sale. Others may be made available by separate negotiation.

**DIRECTIONS** Postcode: NP15 1LG

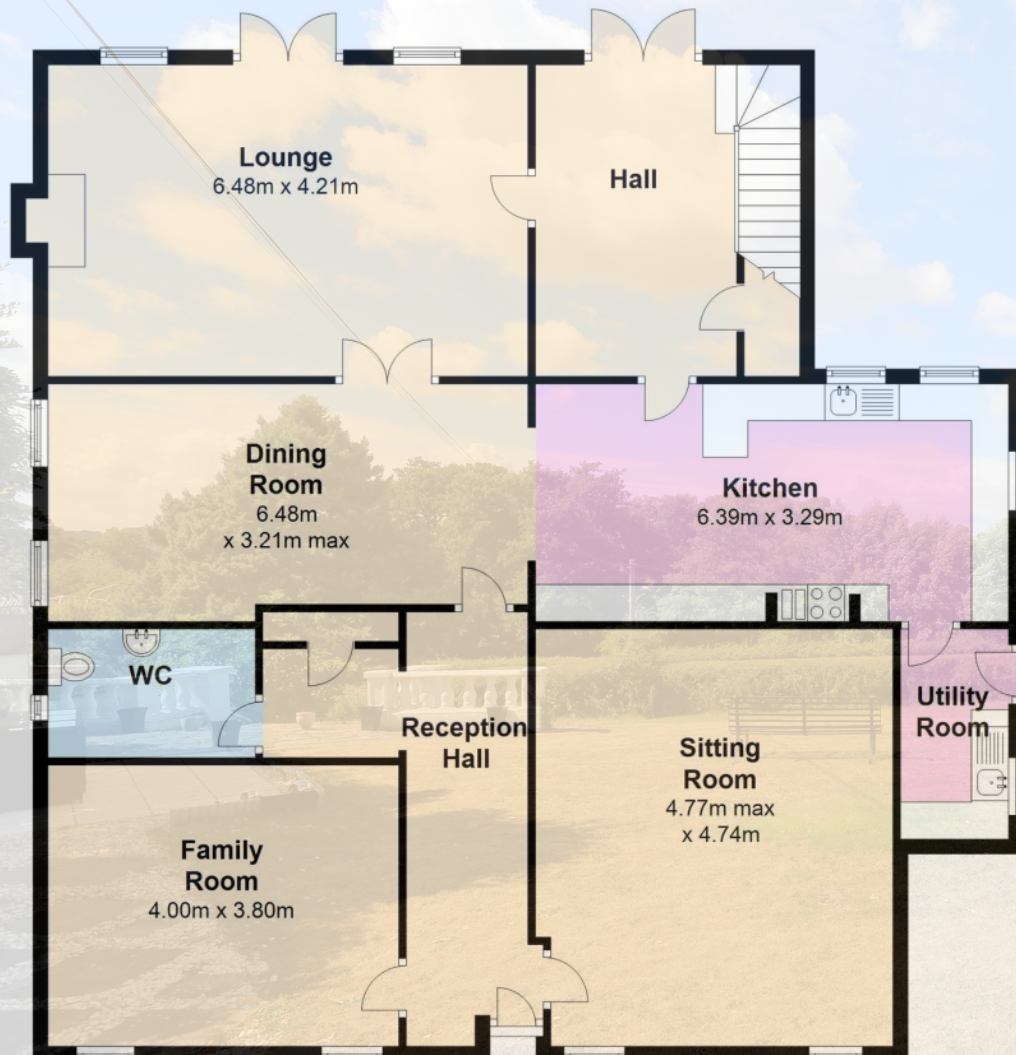
From Usk, take Maryport St south through the hamlet of Llanllywell. The road passes under the A449, bends to the right and rises up the hill past The Greyhound Inn. Take the next right turn sign-posted Llantrisant. On reaching the village, turn left in front of the bus-stop, past the Church. The double gates to Church Cottage, garage and parking will be found on your right immediately after the Church with further parking in front of the gates.

### VIEWINGS

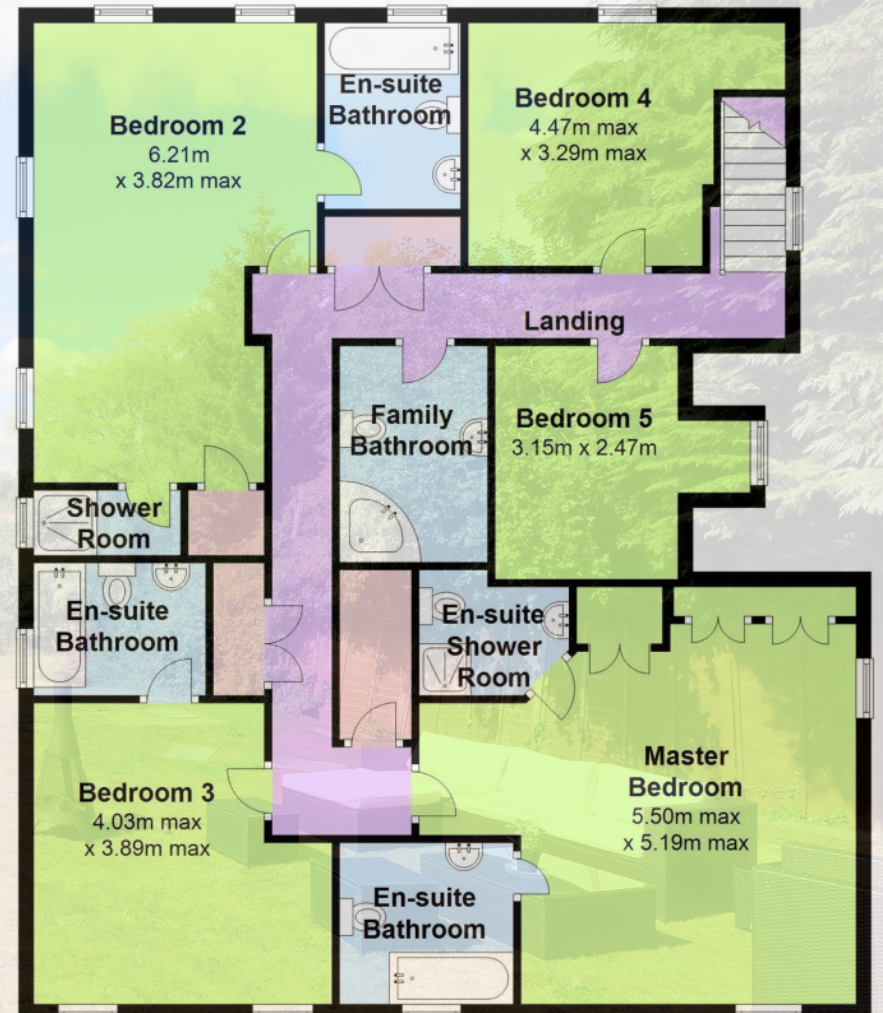
Strictly by appointment with sole agents: Elstons Estate Agents



## Ground Floor



## First Floor



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elstons.co.uk

01291 672138

43, Bridge Street,  
Usk, Monmouthshire,  
NP15 1XD

01291 628100

Manor House, Bank Street,  
Chepstow, Monmouthshire,  
NP16 5EL

### Proclamation

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Floor plans within this brochure are a sketch for illustrative purposes and are intended as a guide only. Areas, measurements and distances given are approximate only. Planning and building regulations or listed building consent. Any reference to alterations, or use of any part of the property does not mean that any of these have been obtained. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and safety checks prior to operation, before finalizing their offer to purchase.

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>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		