



Adrian Court
Maryport Street | Usk | Monmouthshire | NP15 1LH

FINE & COUNTRY



Step inside

Adrian Court

Guide price £900,000

Adrian Court comprises an exceptional property, the sale of which affords a rare opportunity to acquire a distinctive residence occupying an accessible position close to the River Usk and into the glorious countryside of the renowned Lower Usk Valley. The imposing house is built principally of stone under roofs which have been recovered using the original tiles thus retaining its Victorian origins and associated character. During the ownership of the Vendors the house has benefitted through wholesale refurbishment with care taken to retain original features. Much of the downstairs is provided with floor tiles, windows where replaced have faithfully replicated the original sash style, the beautiful kitchen of generous farmhouse proportion is comprehensively fitted and has an adjacent utility room, the bathroom and three shower rooms including the en-suite to the master bedroom are all new as is the LPG fired central heating system.

The outbuildings under recovered slate roofs include a DETACHED TWO STOREY BUILDING with potential for conversion to annexe usage if desired in addition to which there are SEPARATE GARAGE and storage facilities plus a RANGE OF MODERN EQUESTRIAN BUILDINGS.

The nearby historic town of Usk is a short walk away, with its delis, craft brewery, gin distillery, antique shops and range of pubs and restaurants. To the east of Usk the intersection of the A449 facilitates easy travel to the M4 and thence to south and west Wales or London and the West Country or Northbound to the Midlands via the M50.

FRONT VESTIBULE

Approached over a golden gravel path, Gothic style exterior door. Radiator. Arched opening to hall.

ENTRANCE HALL

Radiator. Staircase off.

LIBRARY

4.54m x 4.17m (14'11" x 13'8")
Shuttered windows. Open fireplace in tiled surround within Adam Style over-mantle. Recess floor cupboards either side. Coving. Wooden flooring. Radiator.

SHOWER ROOM

Having fully tiled enclosure, pedestal wash hand basin, low level toilet. Dado boards. Radiator. Heated towel rail and obscured window to the front.

REAR HALL

Under stairs cupboard off. Radiator. Door to exterior and window to side.

DOWNSTAIRS BEDROOM

4.33m x 3.91m (14'2" x 12'10")
Fireplace recess with original surround and windows either side. Radiator and wooden flooring.

INNER HALL

Two Radiator. Doors to ground floor rooms.

DNING ROOM

4.55m x 4.00m (14'11" x 13'1")
With shuttered windows. Parquet flooring. Impressive Adam Style fireplace surround with over mantle and bevelled mirror. Log burner inset. Radiator.



LIVING ROOM

5.30m x 4.34m (17'5" x 14'3")

Multi-fuel stove in deep fireplace recess with surround and over mantle. Windows either side. Radiator. Slate floor and coving.

REAR HALL

Double glazed doors to garden. Radiator. Wide opening to:-

KITCHEN / BREAKFAST ROOM

7.61m x 4.84m (25'0" x 15'11")

Comprehensively fitted with floor level storage units on four walls under marble finish working surfaces. One and a half bowl sink unit. Drainer etched into work surface. Integrated dishwasher and refrigerator. Matching wall cupboard. Windows on two walls. Recess ceiling spots. Electric range cooker having stainless steel finish with double oven and induction hob. Door to exterior.

UTILITY ROOM

3.14m x 2.60m (10'4" x 8'6")

Belfast sink inset in hardwood drainer with adjacent worktop having cupboard under and space for washing machine and tumble dryer. Cupboard with space for freezer. Open shelving. Radiator. Large cupboard with ventilated top containing Vaillant wall mounted boiler serving central heating radiators and providing domestic hot water. Pump and filter for the bore hole.

Stairs to FIRST FLOOR and LANDING

Having a splendid range of built in fitted wardrobes with three double doors. Additional range of matching floor cupboards. Two access into loft space. Window to the front and light tunnel.





BEDROOM ONE 4.92m x 4.47m (16'2" x 14'8")
Double aspect with windows to side and rear. Radiator. Door into:-

EN-SUITE SHOWER ROOM

Large fully tiled shower enclosure, pedestal wash hand basin and low level toilet. Dado boards. Recessed ceiling spots and window to the side and front aspects.

BEDROOM TWO 4.12m x 4.03m (13'6" x 13'3")
Ornate fireplace with tiled inlay. Radiator. Window to the front.

SHOWER ROOM

Fully tiled shower enclosure, pedestal wash hand basin and low level toilet. Radiator. Recessed ceiling spots. Window to the rear.

BEDROOM THREE 4.56m x 4.03m (15'0" x 13'3")
Window to the side elevation. Original ornate fireplace. Radiator.

BEDROOM FOUR 4.56m x 4.03m (15'0" x 13'1")
Having double aspect. Three windows. Original ornate fireplace. Radiator. Built in wardrobe.

FAMILY BATHROOM

Freestanding slipper bath with chrome ball and claw feet, pedestal wash hand basin and low level toilet. Heated towel rail. Original ornate fireplace with windows either side and ceiling spotlights.



DIRECTIONS

From Usk leave Bridge Street turning into Maryport Street. Proceed straight ahead towards Llanllowell and Llantrisant. In a further half mile Adrian Court will be the first property encountered on the right hand side just before the picturesque stone bridge. Turn in adjacent to The Lodge and park at the end of the drive adjacent to the rear of the house.

Step outside

Adrian Court



The entrance to Adrian Court is flanked by substantial stone pillars with sweeping tarmac drive terminating in parking at the rear of the house. The grounds afford ample privacy with mature trees and shrubs in abundance including rhododendron and a rose bush lined garden. There is an extensive front lawn with stone boundary wall to the sides while adjacent to the rear of the house is a south facing lawn with adjoining patio having raised central flower bed and side borders.

OUTBUILDINGS

The original outbuildings are of traditional stone construction under recovered slate roofs and provide a STORE 14'10" x 11'3" including a partitioned side area. Adjoining is a STORE 14' x 6'5".

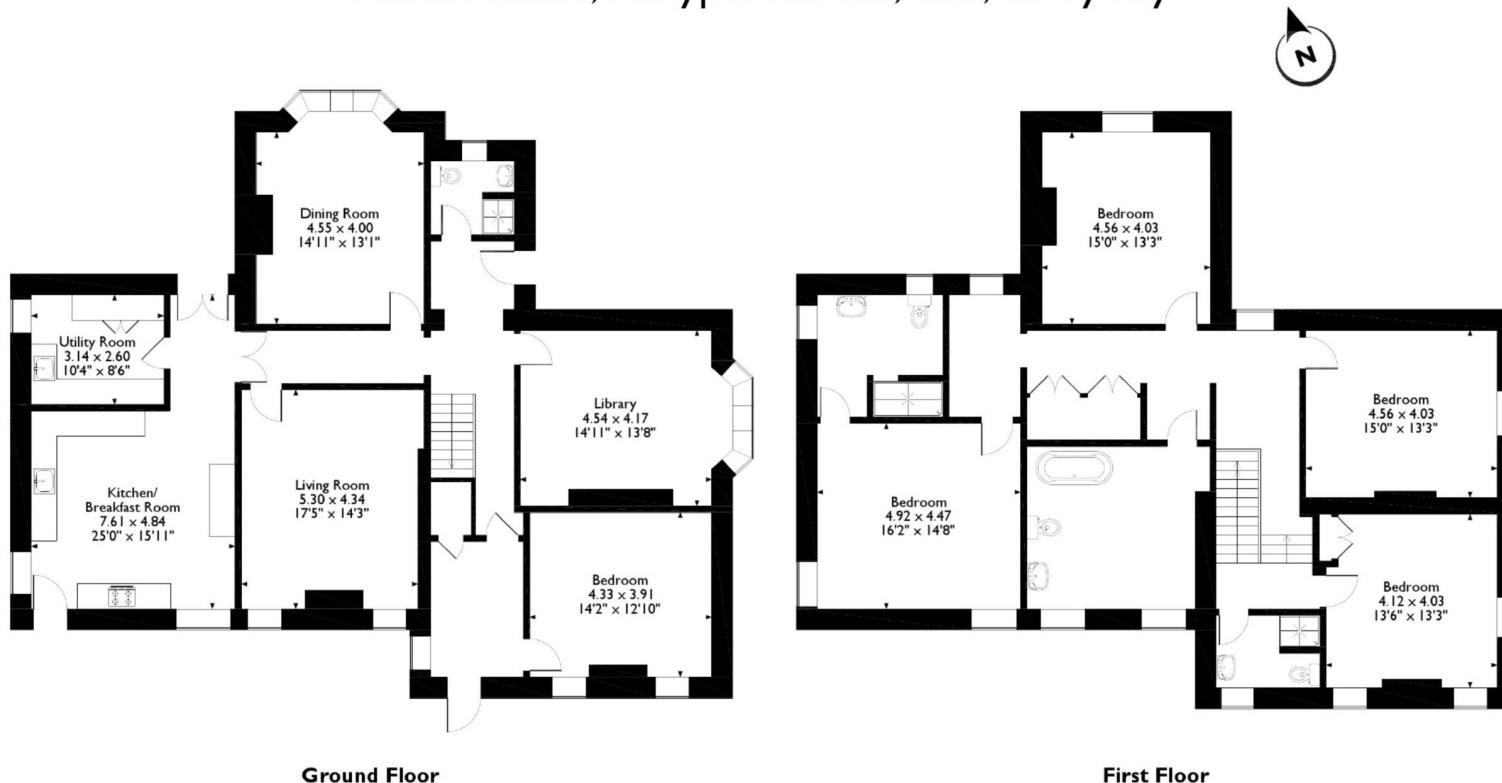
The adjoining GARAGE 17' X 27' has windows and a loft area to part of the building.

Nearby is the two storey DETACHED BUILDING of stone construction under a recovered roof which provides about 680 sq ft of accommodation. On the ground floor it provides two rooms 10' X 11' and 10' X 7'6", each with doors opening off the patio. At the rear is a further STORE 16' x 10'6". A stairs with external door gives access to its first floor having three rooms.

From the rear of the parking area a five bar gate opens to a small paddock within which is the block of MODERN EQUESTRIAN BUILDINGS providing three stables, foaling box and tack room. The paddock is currently used as an orchard, planted with several fruit trees

SERVICES: Private water from new bore hole. Mains electricity. Private drainage. LPG central heating.

Adrian Court, Maryport Street, Usk, Sir Fynwy



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.

Postcode: NP15 1LH | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Gas LPG | Drainage: Private

*Internet speed according to the BT Availability Service using the postcode and landline

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(89-91)	B		
(85-88)	C		
(75-84)	D		
(59-54)	E		
(51-58)	F		
(1-50)	G	54	17
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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