



ADRIAN COURT LODGE

MARYPORT STREET | USK | MONMOUTHSHIRE

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ADRIAN COURT LODGE IS A SIMPLY STUNNING 3 DOUBLE BEDROOM VICTORIAN STONE LODGE THAT HAS BEEN RECENTLY UPGRADED THROUGHOUT. THE PROPERTY IS EXTREMELY BRIGHT AND AIRY DUE TO THE WHITEWASHED WALLS AND AN ABUNDANCE OF BEAUTIFUL ARCHED WINDOWS ALLOWING LIGHT TO FLOOD IN. THE GARDENS ARE WELL-MANICURED AND SURROUND THE PROPERTY. GLORIOUS VIEWS CAN BE APPRECIATED FROM THE HOUSE AND GARDENS.

- 3 double bedroom detached Victorian Lodge with an abundance of period features •
 - Recently upgraded to a high standard •
 - Brand new kitchen and Worcester boiler •
- Sitting room with woodburning stove and arched glazed doors to the garden •
 - Upgraded Bathroom and shower room •
- Superb, colourful, established gardens surrounding the property
- Off road parking and potential to create further parking within the grounds •
 - Just 1 mile to everything Usk town centre has to offer •
 - No onward chain •

Usk 1.1 miles • Monmouth 13.8 miles • Chepstow 15.4 miles • Abergavenny 23.4 miles • Bristol 38.0 miles • London 144.7 miles • Bristol Airport 41.8 miles • Cardiff Airport 41.8 miles • Birmingham Airport 91.9 miles • Chepstow Train Station 15.4 miles • Bristol Parkway Station 31.6 miles • (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

There are good connections to the main road network with the historic town of Usk being just 1 mile away. Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. The romantic, ruined Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

There are good connections to the main road network with the historic border town of Monmouth being just over 13.8 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Step inside Adrian Court Lodge and you will not be disappointed. The property has been extensively upgraded over the last 12 months although period features such as wall panelling, doors and the wonderful, original arched windows remain. The property is extremely bright and airy due to the whitewashed walls and an abundance of windows that allow light to flood through the property.

To the left of the main entrance and dining hall is a shower room with a new shower, w.c, and a wash hand basin.

The dining hall has ceramic floor tiles that continue throughout the ground floor of the property. The curved wall wraps around to a faux fireplace. A door opens into the main sitting room. This is a delightful space with a brand new wood burning stove placed on a slate hearth. Magnificent French doors with arched windows open out to the rear garden.

The brand new kitchen has a range of cream base and wall units, and a one and a half sink and drainer. There is an integral Lamona dishwasher, space for a fridge freezer and a breakfast table. A door opens into the utility room.

A Worcester boiler has been installed within the last 12 months and sits on a plinth with space next to it for a washing machine and dryer stack. To the rear of the utility room is a stainless steel sink on a cream unit matching those in the kitchen with a cupboard above. There is a door from the utility room allowing for direct access to the garden.





Stairs from the sitting room lead up to the first floor landing. The landing is spacious enough to be used as an open study area. A handy airing cupboard can be found at the top of the stairs.

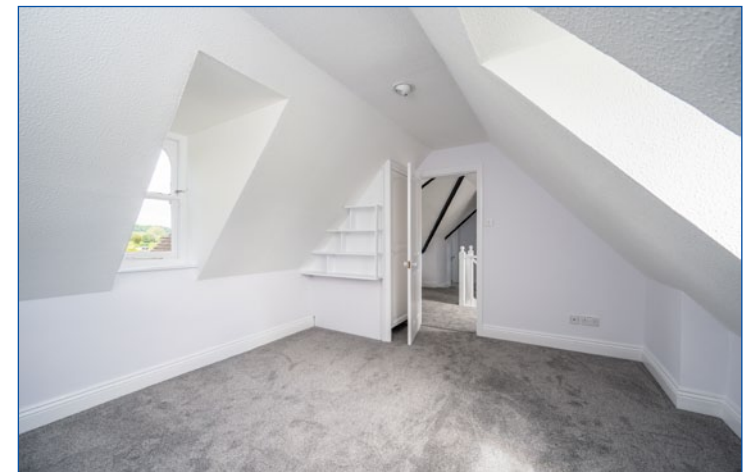
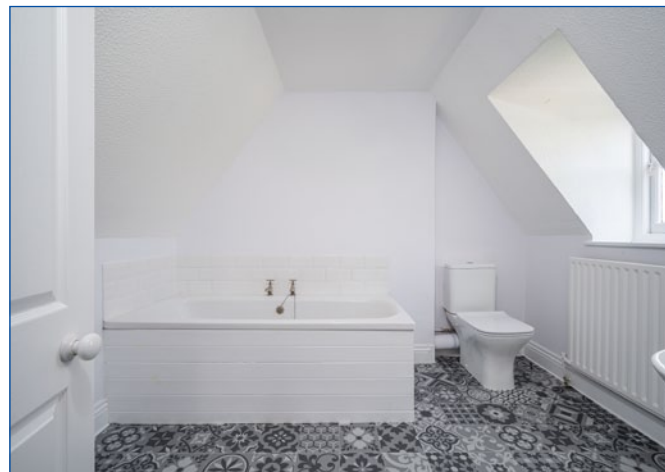
All the bedrooms have restricted head height as the ceilings slope downwards. Bedrooms one and two both have storage cupboards. The third bedroom has an alcove with shelving and dual aspect windows. All the rooms upstairs benefit from superb views of the garden and surrounding countryside.

A white bathroom suite can be found in the family bathroom. There is a bath, wash hand basin and a w.c.

OUTSIDE

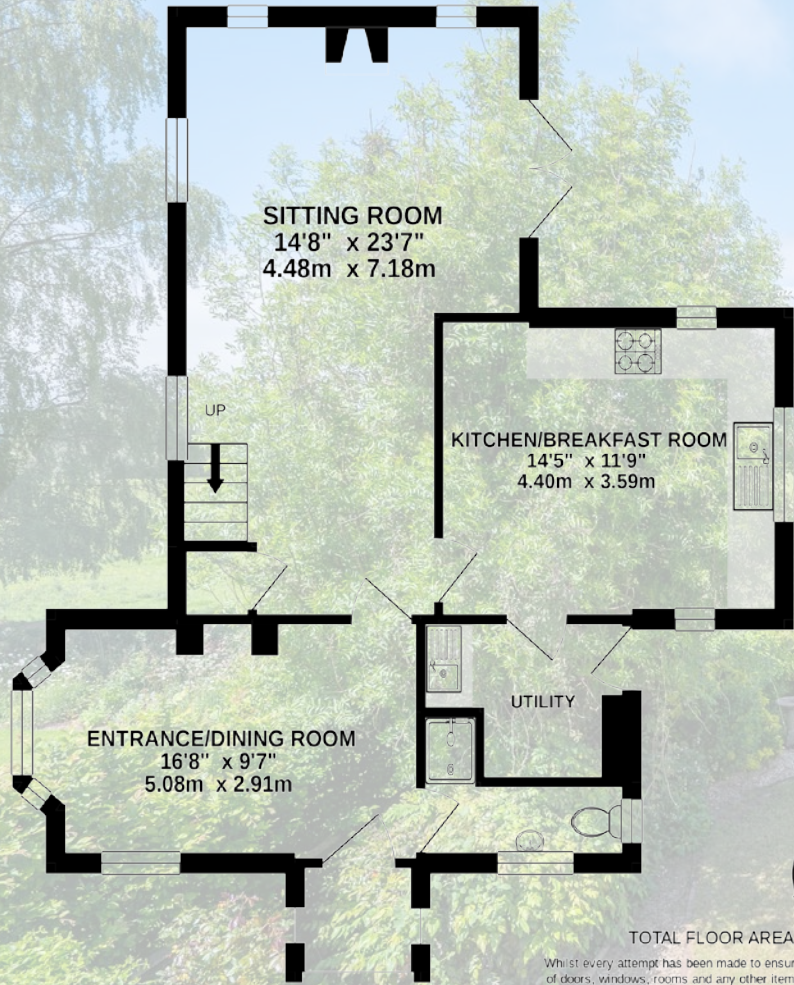
Surrounding the Lodge are delightful, well stocked, and well-manicured gardens. Flower borders with flowers in bloom, shrubs and bushes can be found at the edge of the level lawns. The gardens on all sides are beautiful enough to be utilised for alfresco dining and to sit and take in the beautiful surroundings, with the river on one side and superb Monmouthshire countryside on the other. Vegetables can be grown in the raised bed for those that wish to live 'the good life'.

To the front of the property is an off-road parking area and potential to create further parking if desired.

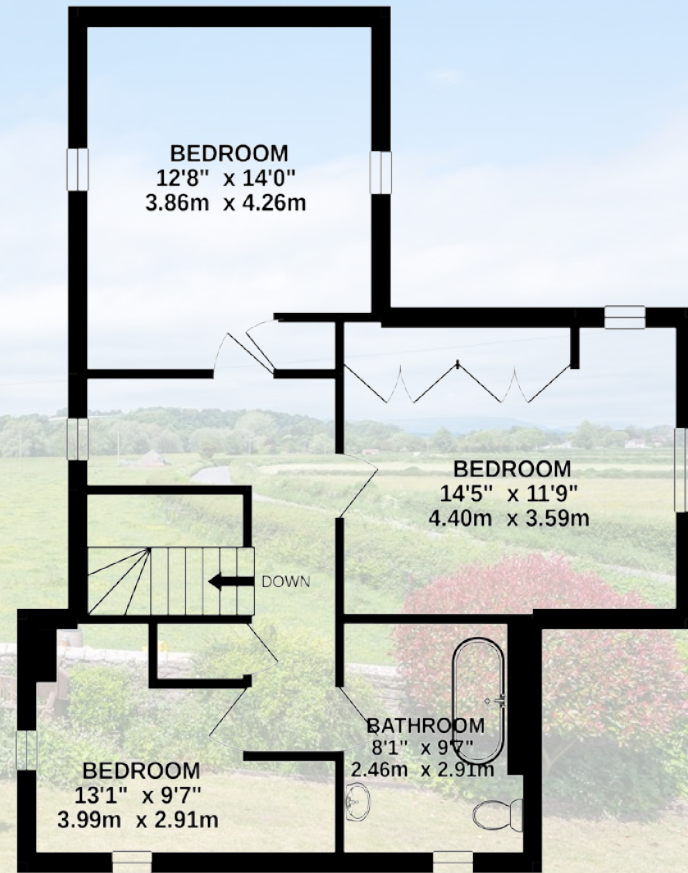


FLOORPLAN

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Agents Note: The property flooded in 1979 and in February 2020 during the extreme weather conditions. The vendors have put prevention measures in place during the last 12 months. Please contact us for further information.

Tenure: Freehold

Services: Private water supply, oil fired central heating, mains electric and private drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

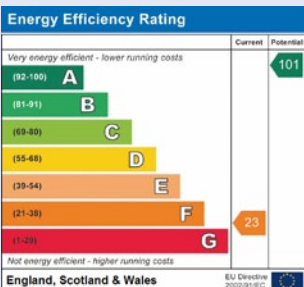
Council Tax Band: E

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Bridge Street in the centre of Usk town centre take the turning left on to Maryport Street. Stay on this road for a mile and the property will be found on the right.

Postcode: NP15 1LH



Powells Chartered Surveyors Land & Estate Agents

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NP25 5JA

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IMPORTANT NOTICE

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Particulars prepared February 2021.