



# Handsome country home in beautiful gardens

**Court Wyndermere, Bettws Newydd, Usk, NP15 1JY**

Freehold





A spacious family home set in an acre and a half of beautiful grounds • Generous accommodation throughout • Three b & b rooms and office • Glorious views of sugar loaf mountain and the blorenges • In close proximity of the village pub and restaurant

### Situation

Court Wyndermere is close to The Black Bear Inn, a village pub and restaurant, serving seasonal food and drink from small producers, made from high quality, sustainable ingredients and sourced locally where possible.

The historic town of Usk is just 4.1 miles away and offers a traditional shopping street with boutique shops, a range of hotels including, restaurants, local primary school, doctors surgery and vets.

There are good connections to the main road network with the historic border town of Monmouth being just over 12 miles away.

### Description

Court Wyndermere is a substantial country property in a rural location. A sweeping driveway leads to an impressive frontage.

Entered into a central entrance hallway with doors to the main reception rooms.

The kitchen has a range of country kitchen units with solid Oak worktops. It has space for a dishwasher, Range style cooker and American style fridge freezer. A bespoke wooden splashback sits behind the cooker complimenting the kitchen units. The sink and drainer has a mixer tap and a boiling water tap with a window to the front.

There is a generous pantry with space and plumbing for a washing machine and tumble dryer.

Double doors open from the kitchen to the conservatory, ideal as a breakfast room. Open to the kitchen are a lovely sitting room and dining area with much natural light flooding in from two large windows and two sets of French doors. There is a wood burning stove in the corner of the room and a unique feature in the room is a bespoke breakfast bar made from an old snooker table.

There are two further reception rooms accessed from the entrance hall; the snug has Oak flooring and a fireplace with marble style tiled surround and hearth. A wood-burning stove is recessed into the fireplace. There is a large walk-in square bay window with enough space for it to be used as a study.

The lounge has a feature fireplace with a wood-burning stove on a stone hearth. There is plenty of character and natural light as the room has three large windows and is dual aspect. It is open to the conservatory which has a solid reclaimed rubber tiled roof and French doors out to the rear central decked courtyard. A cloakroom with wc completes the downstairs accommodation.







Upstairs there are four bedrooms, the master boasting a dressing room, en suite bathroom and large balcony overlooking the rear garden.

The other three bedrooms all have fitted storage and are serviced by a family bathroom with a suite comprising a bath, corner shower and wc.

#### **Local authority**

Monmouthshire Council.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.

#### **Outside**

Outside, there is a gated entrance and driveway leading to the house and parking area. Opposite the house are three bed and breakfast rooms, each with a bedroom, dressing area and bathroom.

Above the rooms is a home office accessed by an external staircase.

The gardens are generous and mature, mainly laid to lawn and extending to about an acre and a half. There are exceptional views towards The Skirrid which have to be seen to be appreciated.



Court Wyndermere, Usk

Main House gross internal area = 3,305 sq ft / 307 sq m

B and B Rooms gross internal area = 1,243 sq ft / 115 sq m

Balcony external area = 131 sq ft / 12 sq m



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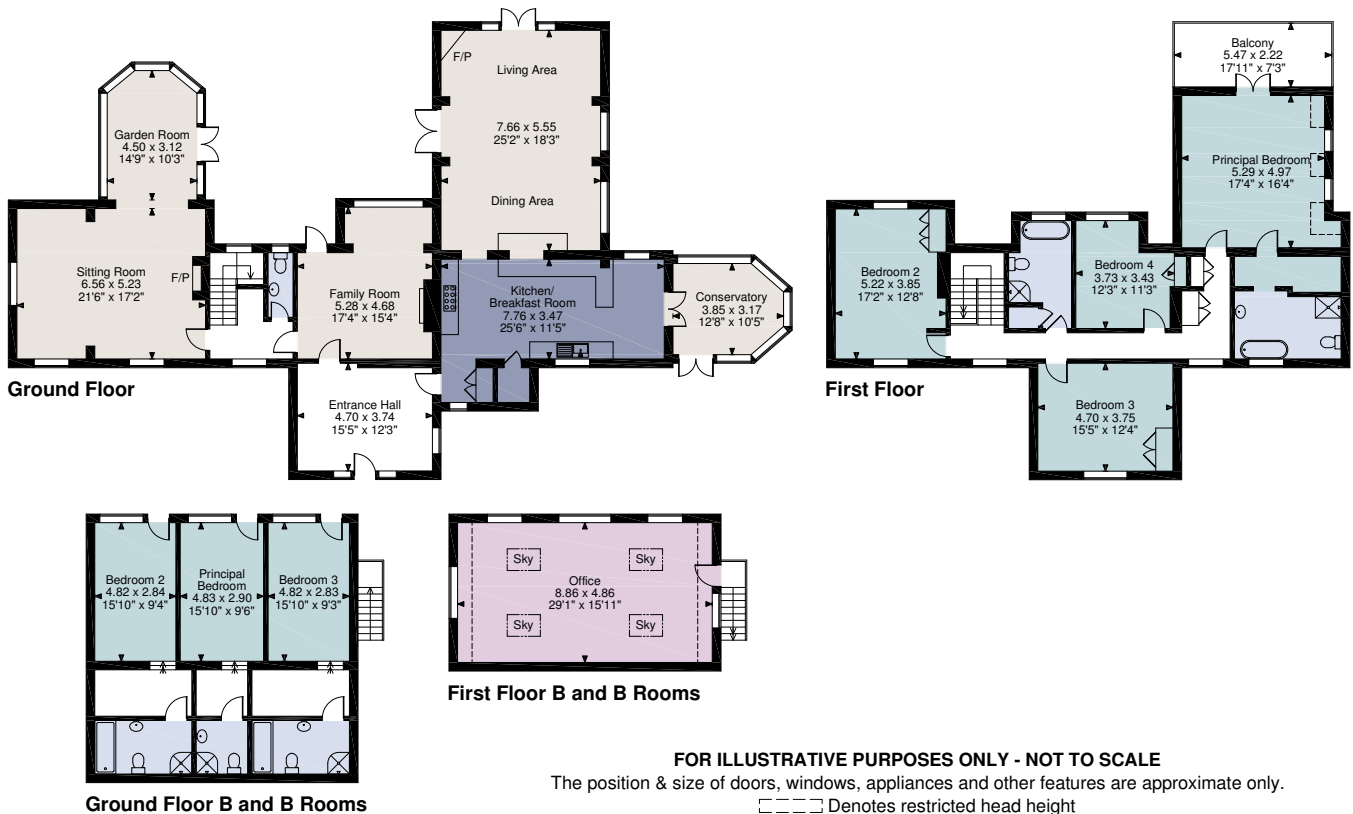
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