



Regent Street, Llangollen LL20 8HN Offers In The Region Of £600,000

WOW! A RARE OPPORTUNITY TO PURCHASE THIS GRAND AND HISTORIC GRADE II LISTED PROPERTY IN THE HEART OF LLANGOLLEN TOWN CENTRE. Steeped in history and character, this impressive period property - believed to date back over 300 years - was, until recently, a long-established and highly successful Bed & Breakfast, run by the current owners for more than 25 years. Offering substantial and versatile accommodation, the building presents an exceptional opportunity for those looking to continue its hospitality legacy, establish a new business venture, or create an outstanding family residence in one of North Wales' most desirable locations. The main residence boasts eight bedrooms, three reception rooms, four bathrooms, and a large, well-equipped kitchen with utility room, providing generous and adaptable space throughout. To the rear of the property are two charming semi-detached cottages, formerly the original coach house, which have previously operated as successful holiday lets. These cottages are not included within the main sale, however may be available by separate negotiation, offering further potential for those seeking additional accommodation or income opportunities. Perfectly positioned on Regent Street, the property sits in the very heart of Llangollen, a vibrant riverside town

- GRADE II LISTED EIGHT BEDROOM HOME
- THREE RECEPTION ROOMS
- BUSINESS AND RESIDENTIAL POTENTIAL
- ADDITIONAL HOLIDAY COTTAGES BY NEGOTIATION
- VIRTUAL TOUR AVAILABLE
- IMPRESSIVELY VERSATILE AND SPACIOUS
- FOUR BATHROOMS
- LOCATED IN THE HEART OF LLANGOLLEN
- CHARACTER FEATURES THROUGHOUT



Hallway

A grand hallway with a turned staircase up to the first floor, carpeted flooring, ceiling light point, panelled radiator.



Lounge

4.27m x 4.31m (14'0" x 14'1")

A spacious room with an attractive central slate fireplace with tiled hearth and timber mantel, sash window to the front with secondary glazing, carpeted flooring, panelled radiator and ceiling light point.



Dining Room

3.69m x 4.60m (12'1" x 15'1")

Sash window to the front with secondary glazing, decorative open fireplace with timber surround and mantel, carpeted flooring, panelled radiator, ceiling light point.



Living Room

5.24m x 6.41m (17'2" x 21'0")

An impressively spacious room with a fantastic inglenook fireplace with wood burner, brick hearth and timber lintel. Parquet flooring, window to the side with secondary glazing, door into inner hall with stairs to the first floor, door down to the basement and door into kitchen.





Kitchen

6.00m x 3.95m (19'8" x 12'11")

Spacious and fitted with bespoke antique pine wall, drawer and base units with working surface over. Inset 1 1/4 stainless steel sink and drainer, space for a range oven, cooker hood, plumbing for a dishwasher, space for a fridge/freezer, attractive beamed ceiling, two windows to rear and side elevation, ceiling light point, panelled radiator, quarry tiled flooring, part tiled walls, door off to the side of the property, double doors off to the utility.



Bedroom 8/Study

3.71m x 2.46m (12'2" x 8'0")

Formerly used as an extra bedroom but could be used as a study or another reception room, however it does have an en-suite so lends itself to a possible bedroom with carpeted flooring, doors off to the utility room, door to en-suite and door into inner hall.



En-suite

Fitted with a low level w.c, wash hand basin, shower, non slip tiled flooring.

Utility Room

3.52m x 3.33m (11'6" x 10'11")

Fitted with a range of matching wall, drawer and base units, working surface, plumbing for two washing machines, space for a dryer, quarry tiled flooring, feature arch windows to the rear, stable door off to the rear.





Basement/Games Room

10.02m x 3.92m approx (32'10" x 12'10" approx)

Basement separated into 3 parts. Tanked. Carpeted flooring.



Bedroom 2

4.31m x 4.29m (14'1" x 14'0")

Attractive cast iron fireplace, carpeted flooring, window with secondary glazing to the front, panelled radiator.



First Floor Landing

A spacious landing with carpeted flooring, sash window to the front with secondary glazing, staircase off to the second floor, panelled radiator and two ceiling light points.

Bedroom 1

4.34m x 4.63m (14'2" x 15'2")

Spacious with a window to the side with secondary glazing, carpeted flooring, built in storage, panelled radiator and ceiling light point.



Bedroom 3

4.32m x 4.24m (14'2" x 13'10")

Spacious with a sash window to the front with secondary glazing, carpeted flooring, panelled radiator and ceiling light point.





Bathroom 1

6.13m x 3.82m (20'1" x 12'6")

A grand, palatial bathroom which is said to have links with Queen Victoria, comprising of a cast iron freestanding bath, ornamental toilet, pedestal wash hand basin, wood effect cushioned flooring, panelled radiator, built in storage cupboard, two windows to the rear and side elevation.

flooring with patterned flooring, 1/2 wood panelled walls, sash window to the rear, ceiling light point, panelled radiator.



Second Floor Landing

With carpeted flooring, sash window to the front with secondary glazing, carpeted flooring, sky light, two stair cases leading down.

Bedroom 4

4.90m x 4.90m max (16'0" x 16'0" max)

Impressively spacious again with a sash window to the side with secondary glazing, carpeted flooring, stainless steel sink with wall and base units, door to an ensuite.



Bathroom 2

3.72m x 3.11m (12'2" x 10'2")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, exposed wood





En-Suite

2.60m x 1.87m (8'6" x 6'1")

Fitted oversize shower cubicle with electric shower over with a low level w.c, wash hand basin, shaver point, with vanity unit under, skylight.



Bedroom 6

4.06m x 4.38m (13'3" x 14'4")

Well presented with a sash window to the front with secondary glazing, fitted wardrobes, carpeted flooring.



Bedroom 5

4.32m x 4.03m (14'2" x 13'2")

Spacious with a sash window to the front with secondary glazing, carpeted flooring.

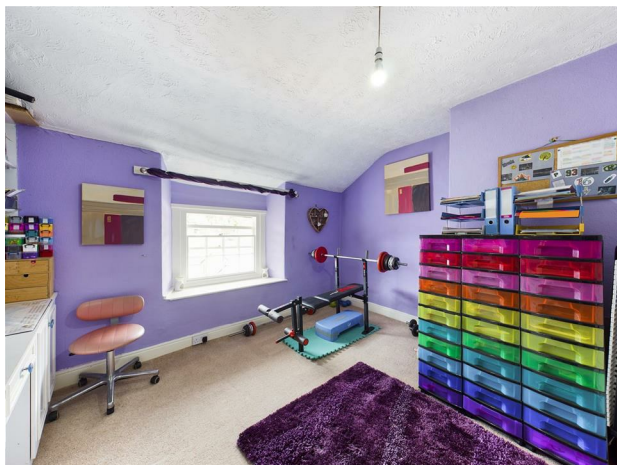


Bedroom 7

3.66m x 3.73m (12'0" x 12'2")

With a sash window to the rear with secondary glazing, fitted wardrobes.





Outside

To the rear is an L shaped block paved courtyard with a raised area used for a hot tub. There is also access to the 2 Holiday lets which are negotiable with the purchase of the home.

Holiday Lets

To the rear of Poplar House are 2 semi-detached cottages which were formerly the Coach house but have now been developed into Holiday lets. There are not included with the purchase but may be an option by separate negotiation. Cottage one has separate lounge, kitchen and bathroom to the ground floor with two bedrooms to the first floor. The second cottage is a studio style with lounge, kitchen and dining in one space with the bathroom off to the ground floor and a bedroom to the first floor.

Additional Information

The current owner currently pays Council Tax Band B (£1,441 p/yr) (please be aware this is likely to increase should the property be used as a private residence).

The property has undergone a scheme of maintenance during the last 25 years including: reroofing, rendering, chimneys repointed, window replaced with sash style windows, external

block paving, boilers replaced, cylinder tanks replaced, electric board updated, drains realigned. The property has 6 entrance doors and has potential to be converted to apartments subject to obtaining the necessary permissions. Smoke alarms...heat sensors...Double staircases on all three floors including basement. The holiday cottages are not included in the price however may be negotiable for an extra price. The vendor would like to keep the parking space for the holiday cottages but there is ample resident parking in the area for a small charge. The holiday cottages are still on the virtual tour to be viewed and will be available for the viewings.

Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply



that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

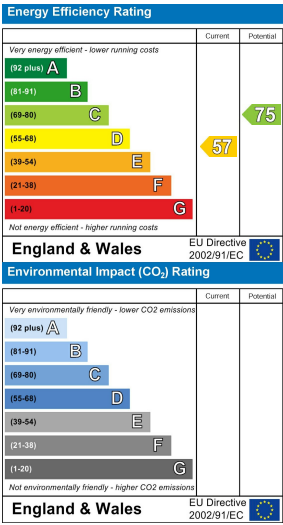
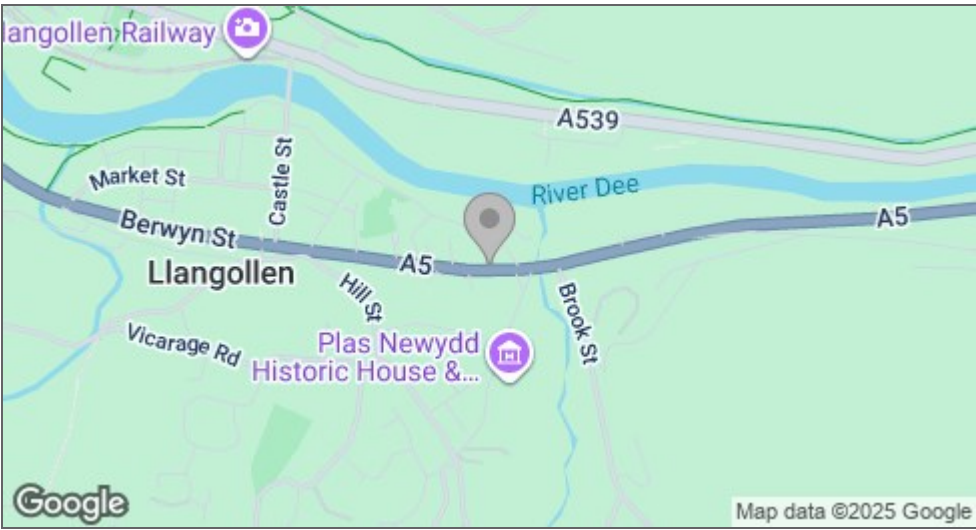
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage.





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