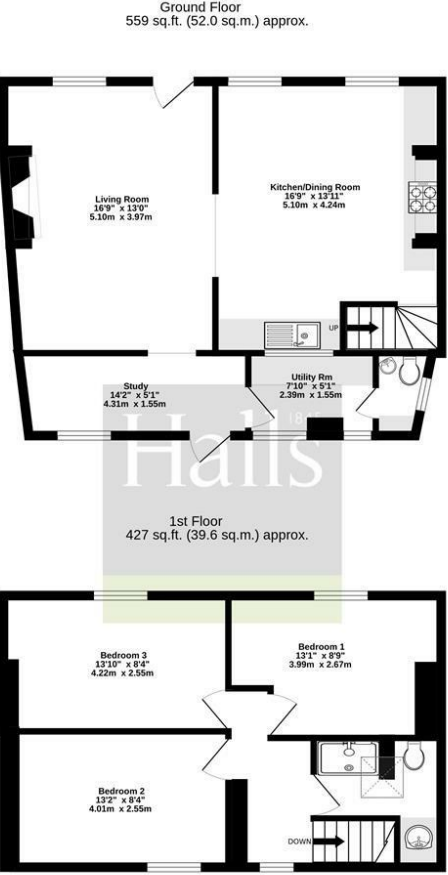


FOR SALE

Honeysuckle Cottage 13/14 High Street, Llandrillo, Corwen, LL21 0TL

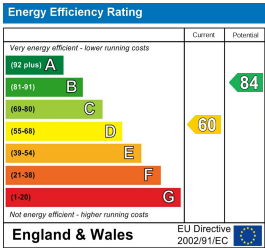


TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming Period Cottage
- Much Improved Interior
- Deceptively Spacious
- Easy Care Rear Gardens
- Close to Snowdonia
- Village Centre Location

DESCRIPTION

Halls are delighted with instructions to offer Honeysuckle Cottage in Llandrillo for sale by private treaty.

Honeysuckle Cottage is a much improved and deceptively spacious period village centre cottage boasting recently renewed internal accommodation which retains a wealth of traditional features, alongside easy maintenance rear gardens with an outlook over the neighbouring church yard, idyllically situated within the heart of the charming village of Llandrillo.

Internally, the property has benefitted from recent renovation works and now boasts spacious and sympathetically presented living accommodation which, at present, comprises, on the ground floor, a Living Room, Study, Kitchen/Dining Room, Utility Room, and Cloakroom together with, to the first floor, three Bedrooms (all of which can accommodate double beds) and family Shower Room.

Externally , the property enjoys easy care rear gardens which are larger than one might anticipate for a village centre cottage and which are tiered to provide areas of slate paving with views over the neighbouring church yard and the hills beyond.

The sale of Honeysuckle Cottage does, therefore, provide the rare opportunity for purchasers to acquire a charming and much improved three-bedroom village centre cottage with the benefit easy care gardens.

SITUATION

Llandrillo is a traditional Welsh village which provides a surprising amount of amenities for its size, these including a Church, Public House, and Village Shop, whilst also being conveniently situated for access to the town of Corwen, which offers a more comprehensive range of facilities.

The village nestles within the renowned Welsh landscape is only a short distance from Snowdonia National Park, which would make the property ideal for either a holiday let or second home.

THE ACCOMMODATION COMPRISES:

The property is entered via a traditional wooden door with opaque glazed panel, which leads in to a:

LIVING ROOM

16'8" x 13'0" (5.1m x 3.97m)

Wood effect tiled flooring, UPVC double glazed window on to front elevation, a selection of exposed ceiling timbers and wood burner set on to raised slate hearth within inglenook style fireplace, with locally sourced oak beam over. A planned walkway leads through to the:

KITCHEN/DINING ROOM

16'8" x 13'10" (5.1m x 4.24m)

Tiled flooring, two UPVC double glazed windows on to front elevation, a continuation of the exposed ceiling and wall timbers, and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, inset stainless steel sink with draining area to one side and (H&C) mixer tap above, planned space for appliances, and four ring gas hob set within attractive inglenook style fireplace, again with oak beam over and cupboards beneath, and matching eye level Indesit oven and grill; with exposed oak stairs rising to the first floor.

STUDY

14'1" x 5'1" (4.31m x 1.55m)

Slate flooring, UPVC double glazed window on to rear elevation, wooden stable-style door with glazed panel leading out on to garden area beyond, painted stone work walls and with a planned walkway leading through to the:

UTILITY ROOM

7'10" x 5'1" (2.39m x 1.55m)

Tiled flooring, work surface with storage cupboards and planned space for appliances beneath, full height UPVC picture window allowing lovely views onto the garden and church yard beyond, with a further UPVC double glazed window allowing aspects over the same, and with a further door leading in to the:

CLOAKROOM

A continuation of the tiled flooring, low flush WC, wall mounted corner hand basin with separate (H&C) taps above and tiled storage shelf, with single glazed window on to rear elevation.

FIRST FLOOR LANDING

Fitted carpet as laid, exposed ceiling timbers, inspection hatch to loft space, UPVC double glazed window on to rear elevation allowing lovely views over the church yard and hills beyond, a skylight and a further door leading in to the:

MASTER BEDROOM

13'1" x 8'9" (3.99m x 2.67m)

Fitted carpet as laid, exposed ceiling timbers, UPVC double glazed window onto front elevation.

BEDROOM TWO

13'1" x 8'4" (4.01m x 2.55m)

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM THREE

13'10" x 8'4" (4.22m x 2.55m)

Fitted carpet as laid, UPVC double glazed window on to front elevation.

FAMILY SHOWER ROOM

Pebble effect tiled flooring, Velux style skylight, and a bathroom suite to comprise: a walk in 1.5 man shower cubicle with fully tiled surround and mains feed shower with rainfall head, low flush WC. an attractive sink with freestanding (H&C) mixer tap set on to wood block shelving with further shelving underneath.

OUTSIDE

The property offers pedestrian access directly off the High Street.

REAR GARDEN

Having been designed with ease of maintenance in mind and at present featuring a paved patio area, bordered by raised floral beds, which provides a lovely space for outdoor dining and entertaining, this rising, via paved steps, to a further seating area which offers further cope for sitting out. The garden enjoys a peaceful and picturesque backdrop onto the neighbouring churchyard, with views much in abundance of the surrounding landscape.

N.B.

A Right of Way is in existence for the neighbouring property to come and take bins through to the front.

HOLIDAY LETTING

The property is currently utilised as a successful holiday let and income figures can be provided upon request.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Denbighshire County Council, County Hall, Wynnstay Road, Ruthin.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.