







## Description

A Magical creation of Theatre awaits you at this beautifully appointed SIX bedroom Grade II Listed Townhouse offering versatile accommodation set on the River Dee and close to the centre of this picturesque riverside town with all its quirky shops, bars and restaurants. Dating back to 1710 with a mix of original features each room has been themed to create this Unique experience as you journey through the floors of the property. An ideal "Venue" holiday let/B&B. The property is offered fully furnished and to include all fixtures and fittings. Double fronted shop with potential rental income of £400 per month. Early Inspection essential. Video link below. NO CHAIN

### Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

### Accommodation

Entrance door opens into:-



### Hallway

Impressive entrance hall with decorative tiles to floor, exposed feature wall, beams to ceiling, stairs down to the lower ground floor and staircase rising to the first floor, useful under stairs storage and door to:-

### Games Room

A cosy room to enjoy a quiet book or a round table game.

### Kitchen/Breakfast Room

Fitted base and wall units incorporating work surface areas and sink with mixer tap over, Aga set within chimney breast, under counter fridge and dishwasher, three windows all with river views, radiator, wall mounted Worcester boiler, beams to ceiling, Oak flooring, 2 small steps down to:-

### VIP Lounge

This is where the stars would wait. The living room, designed as a whimsical nod to a theatre's exclusive VIP lounge, is a blend of classic Chesterfields, velvet textures, and two magnificent river views. Luxurious yet laid-back, it's a space for laughter, lounging, or a well-earned intermission with a view.

### On The First Floor

Original wooden turned staircase with feature side window from the hall leads to the first floor landing with doors off and staircase to the 2nd floor.

### The Rigoletto Suite

With a double bed and ensuite bathroom, this suite gazes out over the picturesque street below, perfect for people-watching and poetic musings. Evoking the drama and beauty of Verdi's masterpiece, the room is rich with texture, color, and subtle nods to courtly intrigue. Every stay feels like a secret whispered in the corridors of a Renaissance palace.

### The Madam Butterfly Suite

A true showstopper—this serene sanctuary transports guests straight to Nagasaki. Behind a wardrobe door lies a hidden entrance, enclosing visitors in a world of silken screens, gentle romance, and whispered farewell. Every detail in this suite pays homage to Puccini's tragic heroine, making it an immersive retreat for dreamers and lovers alike.

### The Royal Box Suite

Fit for budding divas and young nobles, this cleverly crafted suite features built-in bunk beds styled as miniature opera boxes. Children and the young-at-heart can imagine themselves watching the grand performance from above. A playful, regal escape with theatrical flair and plenty of whimsy.

### The Lohengrin Medieval Room

Majestic and moody, this double-bedroom suite channels the mythical world of Wagner's Lohengrin. Stone-textured accents and medieval motifs conjure up a knightly romance, while dual-aspect views over the River Dee offer a breathtaking backdrop worthy of an aria. A grand chamber for those who seek chivalry, magic, and legend.

### On The Second Floor

Stairs rise from the first floor landing to:-

### The La Bohème Suites

Step into the bohemian heart of Paris with this two-bedroom suite inspired by Puccini's timeless classic. One room boasts a romantic double bed, the other, two charming twin beds, perfect for families or friends. A shared, elegant bathroom completes the space. Brimming with artistic flair and youthful spirit, this suite is an ode to love, loss, and la vie bohème.

### On the Lower Ground

Stairs from the entrance hall lead to the lower ground floor with doors off to:-

### Backstage Corridor

Descend into the drama with a corridor inspired by the theatre's backstage. With theatrical lighting and creative touches, it's a clever passage connecting the main living areas to the quieter corners of the house. Along the way, you'll find a compact laundry room—practical but tucked discreetly into the scenery.

### The Orchestra Pit WC

Even the downstairs toilet has its moment in the spotlight. Designed as a cheeky tribute to the orchestra pit, this powder room features a toilet that flushes with a piano key—a delightful surprise for guests and a true conversation starter.

### The Grand Banquet Room

At the corridor's end, the drama swells into a crescendo: a lavish dining hall for 12, made for feasting, toasting, and storytelling into the night. Just beyond, double doors open onto a two-tiered river balcony—the crown jewel of the home.

### The Two-Tier River Balcony

Upper Level: A magical stage in itself, the upper balcony features a large table for 12 beneath overhanging fairy lights, with privacy screens for intimacy and a glass balustrade so you never lose sight of the flowing Dee. It's a space that invites laughter, long evenings, and candlelit memories.

Lower Level: Below, a quieter, covered lounge offers shade and serenity—perfect for morning coffee, evening reflections, or a romantic riverside moment.

### Shop

Offering versatile use, double fronted with lighting, potential rental income circa £400 per calender month.

