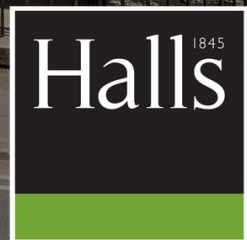




OLD POLICE STATION

LONDON ROAD | CORWEN | LL21 0DP





OLD POLICE STATION

LONDON ROAD | CORWEN | LL21 0DP

Oswestry 22.5 miles | Wrexham 21.2 miles | Shrewsbury 39.5 miles | Chester 29.7 miles
(all mileages are approximate)

TWO DISTINCTIVE GRADE II-LISTED HOMES BLENDING HERITAGE CHARM WITH MODERN VERSATILITY

Two historic Grade II-listed buildings in one unique lot
Former police station & courthouse with original features
Ideal for investment, holiday lets or residential use
Stylish interiors with vaulted ceilings & underfloor heating
Private courtyard with hot tub & separate patio



Oswestry Office

20 Church Street, Oswestry, Shropshire,
SY11 2SP

T: 01691 670320

E: oswestry@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

A rare and exciting opportunity to acquire two unique Grade II-listed adjoining properties—Corwen Old Police Station and The Court House—currently operating as a mixed-use holiday and residential accommodation.

These historically significant buildings offer considerable flexibility, presenting an excellent investment opportunity, or the potential for conversion into an impressive residential home or boutique hospitality venue (subject to necessary consents).

SITUATION

Prominently located in the historic town of Corwen, set within the stunning landscape of the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty. The properties benefit from exceptional local amenities, excellent connectivity via the A5, and a vibrant community atmosphere.

PROPERTY

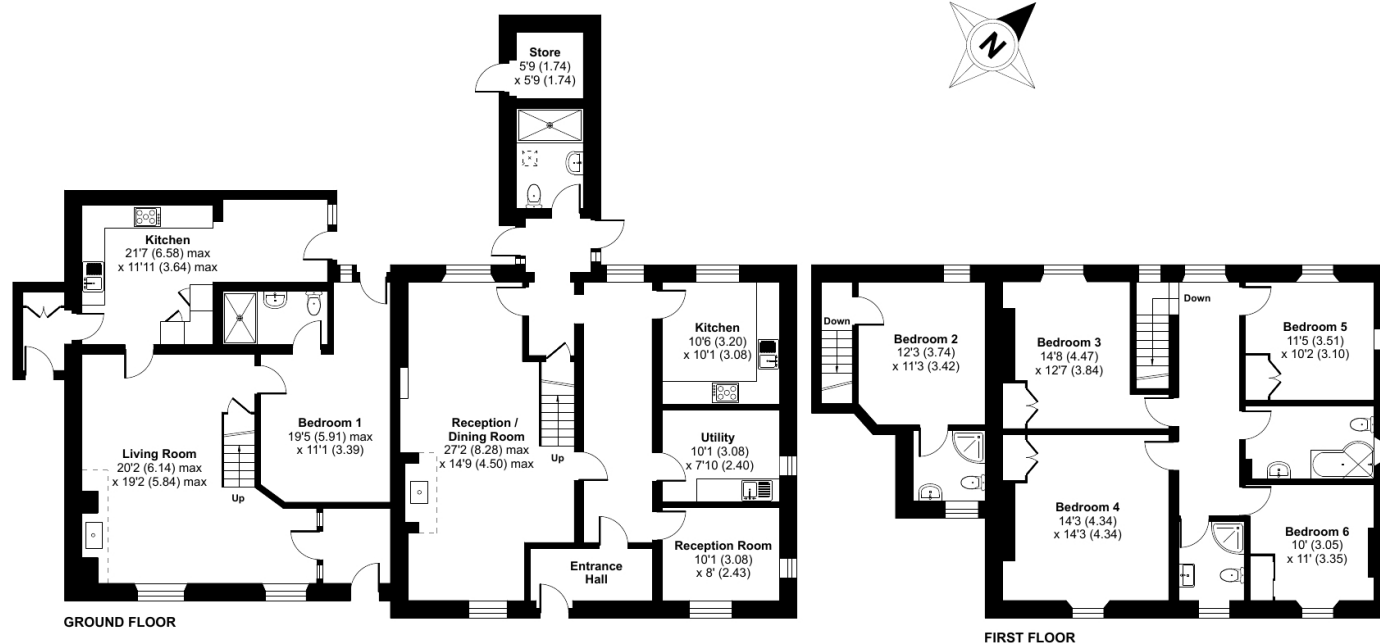
Old Police Station

This former police station has been thoughtfully and imaginatively converted to create a distinctive four-bedroom home full of character. The property retains many of its original features, including a dramatic vaulted cell corridor, barred gates, and cell rooms — all carefully preserved and seamlessly incorporated into a stylish, contemporary living environment.

The accommodation includes a spacious lounge/diner with a feature wood-burning stove, perfect for cosy evenings, a snug for more intimate relaxation, and a fully fitted kitchen finished to a high specification. There are four well-proportioned bedrooms and three modern bathrooms, making the layout practical for family use or flexible guest accommodation.

Underfloor heating runs throughout much of the property, providing comfort alongside the home's rich architectural details.

Approximate Area = 2911 sq ft / 270.4 sq m
Outbuilding = 33 sq ft / 3 sq m
Total = 2944 sq ft / 273.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1304188



The Court House

Formerly the town's County Court, this striking building has been converted into a unique two-bedroom residence offering a high standard of finish throughout.

The accommodation centres around a spectacular double-height lounge with exposed beams, full-height windows, and a wood-burning stove, creating a

dramatic yet welcoming living space. The open-plan kitchen and dining area has been designed for modern living, combining clean lines and contemporary fittings with the building's heritage charm. Both bedrooms are generously sized and benefit from stylish en-suite bathrooms, making this an ideal property for a high-end holiday let, a permanent home, or ancillary accommodation for multi-generational living.



OUTDOORS

Both properties enjoy private outdoor spaces. The Old Police Station features a striking stone-walled courtyard—originally the prisoner exercise yard—now transformed into a stylish and inviting alfresco retreat.

This area includes a built-in corner bench with colourful cushions, a dining table, attractive planting, and a luxurious hot tub, all set against the backdrop of high natural-stone walls for complete privacy. There's also a stone BBQ fireplace and plenty of space for social gatherings, making it ideal for summer evenings.

The Court House enjoys a charming, gravelled patio with modern landscaping touches. A circular seating area provides a perfect spot for morning coffee or evening drinks, while gated access adds security and seclusion.

Both spaces showcase clever use of materials and vibrant planting, blending contemporary style with the property's historic character.

SCHOOLING

The locality offers excellent schooling options, including Ysgol Caer Drewyn (primary) and Ysgol Uwchradd Caereinion (secondary), both highly regarded.

METHOD OF SALE

The properties are being offered for sale as a single lot through private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains electricity, water, drainage, and gas central heating (both properties features underfloor heating).

LOCAL AUTHORITY

Denbighshire County Council, Council Offices, Wynnstay Road, Ruthin LL15 1YN. Tel: 01824 706000

COUNCIL TAX & BUSINESS RATES

The Court House is registered for residential council tax under Denbighshire County Council. The Old Police Station is currently registered under business rates.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP: 01691 670320.



DIRECTIONS

From Ruthin, take the A494 towards Corwen. Upon entering Corwen, follow signs for the town centre, joining the A5 London Road. The properties will be found prominently positioned in the town centre on the left-hand side, easily identified by their distinctive

historical façade.

W3W: ///fabricate.gracing.asleep

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



