

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £230,000

Winllan, Betws Gwerfil Goch,
Corwen LL21 9PU

🏠 2 Bedrooms

🚿 1 Bathroom

Winllan, Betws Gwerfil Goch, Corwen LL21 9PU



General Remarks

For sale by public auction on the 26th June 2025 at 2.00 pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Located within the heart of a rural village some four miles from Corwen, "Winllan" is a detached two bedroom Grade II Listed Cottage with a detached Grade II Stone Barn within the gardens. The barn is currently used for storage, but it has the potential to be converted into a residential property, subject to the necessary consents. Internally the main house briefly comprises of a lounge/diner with Inglenook and a beamed ceiling, kitchen, conservatory, downstairs shower room, landing, main bedroom and a further double bedroom.

Accommodation

On The Ground Floor:

Lounge/Diner: 22' 3" x 15' 11" (6.78m x 4.84m) Wooden glazed door to the front elevation. Three wooden framed double glazed windows to the front elevation. Two radiators. Oak flooring. Inglenook fireplace with wood-burner. Beamed ceiling.

Kitchen: 18' 10" x 6' 11" (5.73m x 2.12m) Wooden double glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink with mixer tap. Integral electric oven and hob. Cooker hood. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall tiling. Tiled floor.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Conservatory: 16' 9" x 11' 5" (5.11m x 3.48m) PVCu double glazed windows. PVCu double glazed door to the side elevation. Radiator. Tiled floor.

Downstairs Shower Room: 9' 11" x 6' 1" (3.01m x 1.85m) Two wooden double glazed windows to the rear elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator. Heated towel rail.



On The First Floor:

Landing:

Bedroom 1: 16' 10" x 10' 7" (5.13m x 3.23m) Wooden double glazed window to the front elevation. Radiator. Shelving alcove.

Bedroom 2: 17' 1" x 9' 0" (5.21m x 2.74m) Wooden double glazed window to the front elevation. Radiator.





Outside: Externally there is a lawned garden to the front of the property bordered by mature shrubs and plants. There is a gravel driveway to the rear of the property providing Off-Road Parking together with a further lawned section and a gravelled Patio overlooking the farmer's fields. To the side of the property there is a Four Bay Detached Stone Barn.

Services: There is no gas supply to the property but it is on mains drainage and water. The central heating is a conventional radiator system effected by an oil-fired boiler located outside to the side of the kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

Council Tax Band: The property is valued in Band "E".

Method of Sale: The property will be offered for sale by public auction on Thursday the 26th June 2025 at The Lion Quays Resort, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

Buyer's Premium: Please note that the buyers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% inclusive of VAT. For further details on fees, please consult the legal pack.

Vendor's Solicitors: Barry Ashton, Solicitor, 21 Bridge Street, Llangollen, LL20 8PF. (Tel: 01978 861140).

Directions: From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn right onto the A5. Leave the town continuing eventually past the old Berwyn Station carrying on through Glyndyfrdwy, Llidiart y Parc and on into Corwen. After passing through Corwen continue to a set of traffic lights at which continue straight on. Take a right-hand turning directly opposite the Rhug Estate and follow the signs for Betws Gwerfil Goch and for approximately 2.5 miles. Once you reach the T junction turn left and once in the village the property will be observed on the right-hand side of the road opposite the Church.





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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com





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