



BOWEN

PROPERTY SINCE 1862

Asking Price £895,000

 4 Bedrooms  3 Bathrooms  Land

Colomendey House, London Road,
Corwen LL21 0DR

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General Remarks

A rare opportunity to acquire a unique portfolio of properties on the fringes of Corwen in the picturesque Dee Valley. Colomendey comprises a substantial principal dwelling alongside four other residential dwellings, a former Coach House currently used as office premises and circa 29.80 acres (12.06 ha) of gardens, grounds and woodland. The sale of Colomendey offers a unique opportunity to acquire a well proportioned principal property which has planning permission for a substantial extension alongside a courtyard style development of properties offering huge potential for holiday let income. Alongside the land and woodland, Colomendey also has access to circa 600 yards of single bank fishing rights on the nearby River Dee, which is available by separate negotiation. Internal inspection is essential in order to appreciate the charm and flexibility for future use which Colomendey has to offer.

Location: Corwen has good day to day facilities including grocery shops, junior school, leisure centre, doctors, and dentist. The nearby town of Llangollen offers a wealth of sporting activities including kayaking, hiking and golf and is also home of the International Eisteddfod. There are numerous and varied activities available throughout the year. There are also numerous boutique style shops, and a good choice of bars restaurants and cafes. Rail links can be found at either Chirk or Ruabon.



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1 King Street Wrexham LL11 1HF

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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.

Accommodation

Colomendey House: The property is approached over a wide driveway leading beyond the double garage to a parking area. A front entrance door then leads into:

Hall: Wood flooring, panelling, understairs storage, radiator, cupboard housing 'Ideal' gas fired boiler, stairs to first floor landing and doors off to:

Cloakroom: Low level flush w.c., pedestal wash hand basin, radiator and store cupboard.

Lounge: 16' 7" x 15' 0" (5.06m x 4.58m) Open fireplace, beams to ceiling, two radiators, panelling and door to:

Dining Room: 23' 0" x 9' 5" widening to 13' 7" (7.02m x 2.88m widening to 4.13m) Wood flooring, three radiators and opening into:

Kitchen: 15' 9" x 13' 7" (4.81m x 4.14m) High quality range of fitted base/eye level wall units with granite worktops over and inset Belfast sink unit. Range cooker, American style fridge freezer, integrated dishwasher and wine fridge. Central island, large fitted pantry cupboard and door to:

Utility: 11' 7" x 8' 3" (3.52m x 2.51m) Fitted base and wall units with inset 1.5 bowl stainless steel sink/drainage. Integrated washing machine and space for dryer. Door to outside.

Staircase to first floor landing: Two radiators and doors off to:

Bedroom One: 14' 1" x 11' 9" (4.30m x 3.58m) Fitted wardrobes, radiator and pedestal wash hand basin.

Bedroom Two: 12' 8" x 10' 10" (3.85m x 3.29m) Fitted wardrobes, radiator and pedestal wash hand basin.

Spa/Sauna Room: 10' 11" x 6' 1" (3.32m x 1.86m) Artena Spa Shower cubicle, Helo Sauna/Steam Room, radiator and wash hand basin.

Shower Room: 10' 8" x 5' 4" (3.24m x 1.62m) Modern suite comprising large walk in shower cubicle, wash hand basin, bidet and low level flush w.c. Heated towel rail.

Inner Landing: Radiator and staircase to second floor opening into:

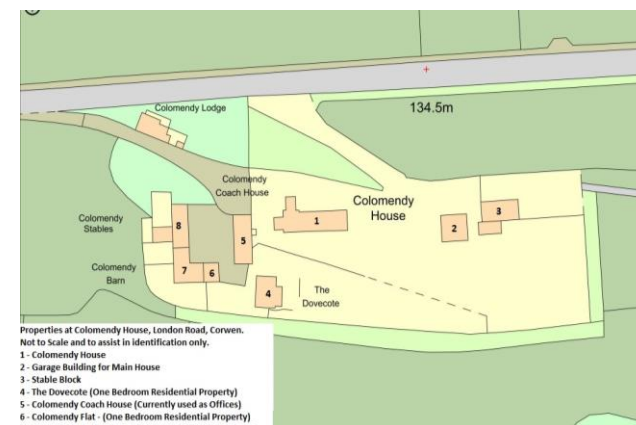
Home Office/Bedroom Four: 19' 11" x 14' 8" (6.08m x 4.46m) Two radiators, Velux window and door to:

Bedroom Three: 12' 0" x 10' 8" (3.67m x 3.24m) Fitted storage cupboards, beams to ceiling, two skylights, radiator and door to:

En Suite: 10' 11" x 10' 10" (3.34m x 3.29m) Suite comprising shower cubicle, bath, pedestal wash hand basin, bidet and low level flush w.c. Radiator, two skylights and door to dressing room.

Additional Properties: The property also includes a range of additional dwellings which are briefly described below with additional floorplans showing the layout of each. Situated adjacent to the main house is the Coach House which is current utilised as offices in connection with the vendor's business. To the rear is the residential dwelling known as the Dovecote while beyond the Coach House is a courtyard of residential dwellings which includes the Colomendy Flat, Colomendy Stables and Colomendy Barn. Please see the attached floorplans and site plan for further details on each dwelling.

Outside: The property is set within private grounds and includes a detached double garage with storage room above offering potential for conversion to additional accommodation if required (subject to obtaining the required consents).









Directions: From Llangollen follow the A5 through Glyndyfrdwy and in the direction of Corwen. Just before reaching Corwen the property will be identified on the left hand side with the driveway leading off the main road a short distance after the 'Colomendy' sign.

There is also a stable block adjoining the wall gardens and an additional garden store to the rear of the property. The gardens and grounds extend to circa 29.80 acres and include a lovely walled garden alongside additional mature gardens, sloping paddock land, circa 16 acres of amenity woodland and 8 acres of commercial woodland.

Fishing Rights: There are also circa 600 yards of single bank fishing rights on the River Dee which are available by separate negotiation.

Tenure: We are informed that the property is freehold with vacant possession to be provided on completion.

EPC Ratings: Colomendy House - G (3), Coach House - G (18), Dovecote - G (1), Flat - G (20), Barn - G (19) and Stables - G (14).

Council Tax Band: Colomendy House - Tax Band 'H'.

Local Authority: Denbighshire County Council.

Start your property journey with us today

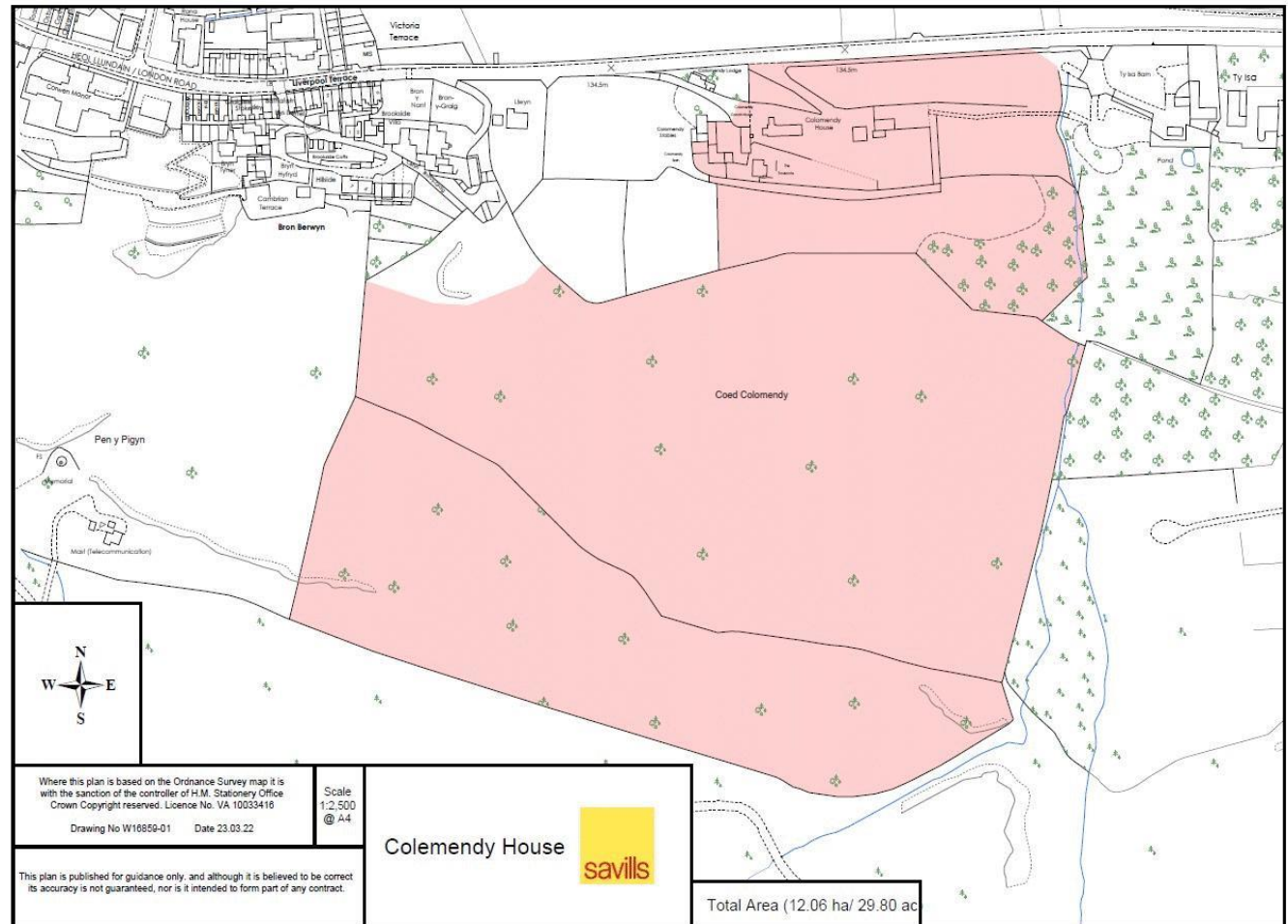
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