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## Cramond House Carrog, Carrog, LL21 9AS

## Price £475,000

A spacious and versatile eight-bedroom detached house situated in the picturesque riverside village of Carrog. Benefiting from air source heating, solar panels, and ample private parking to the rear, Cramond House dates back to the early 1900s and beautifully combines original character features with modern-day comforts. The property boasts high ceilings and large windows throughout, creating bright and airy accommodation arranged over three floors. The accommodation briefly comprises an impressive entrance hall, bay-fronted lounge, bay-fronted sitting room, and a spacious family kitchen/dining room with wood-burning stove, together with a large utility room and cloakroom to the ground floor. To the first floor are four bedrooms and a family bathroom, whilst the second floor offers a further four bedrooms and a shower room, providing flexible accommodation suitable for a variety of lifestyles. Externally, the property benefits from an enclosed garden to the front and a paved rear garden, garage and gated access to the private parking area. Offered to the market with no onward chain.
Energy Rating: C

## Location
The pretty village of Carrog is a flourishing village just eight miles to the west of Llangollen. An excellent local primary school, in addition to which there is the widely known Grouse Inn, the village hall and Carrog Station which forms part of the Llangollen Steam Railway. Though rurally located, Carrog lies within easy reach of Llangollen (8 miles), Ruthin (12 miles), Wrexham (22 miles) and Chester (33 miles). Good road links provide easy daily commuting to all of these commercial centres and beyond.

## Accommodation
Welcoming and impressive entrance hall with vestibule, original tiled floor, useful under stairs storage cupboard, cloaks area, stairs rising to the first floor.

## Reception Room 12'5" x 12'5" (3.80 x 3.80)
Large walk-in bay window to the front elevation providing a bright and airy space, radiator below, feature fireplace with hearth and mantel over, and wood flooring.

## Lounge 12'5" x 12'5" (3.80 x 3.80)
Large walk-in bay window to the front elevation providing excellent natural light, radiator below, feature fireplace, and wood flooring.

## Kitchen 11'1" x 12'5" (3.40 x 3.80)
Fitted base and wall units complimented by work surface areas incorporating sink unit with mixer tap and window above, plumbing for dishwasher, feature exposed brick wall and chimney breast with space for range style cooker, open to:-

## Dining Room 11'1" x 12'5" (3.40 x 3.80)
Feature exposed brick chimney breast with mantel over incorporating a wood-burning stove, two large windows providing ample natural light, and radiator.

## Utility 13'1" x 10'9" (4.01 x 3.30)
Spacious utility room with plumbing for washing machine, external door to rear garden and window, door off to useful pantry and ground floor W.C

## On The First floor
An impressive oak turned staircase rises to the spacious first-floor landing with window to the side elevation.

## Bedroom One 12'5" x 12'5" (3.80 x 3.80)
Walk in bay window to front with lovely views over the village, ornamental fireplace and radiator.

## Bedroom Two 12'5" x 12'5" (3.80 x 3.80)
Walk in bay window to front with far reaching views, ornamental fireplace and radiator.

## Bedroom Three 11'1" x 11'5" (3.39 x 3.50)
Window to rear, radiator.

## Bedroom Four 11'1" x 10'5" (3.39 x 3.20)
Window to side and rear, radiator.

## Boiler Room
Heat source boiler, solar panel controls.

## Bathroom 8'2" x 11'0" (2.50 x 3.37)
Large family bathroom comprising bath with mains shoer over, side screen, w.c, wash hand basin and two windows.

## On The Second Floor
Turned staircase rises to the second floor landing with doors off to all rooms.

## Bedroom Five 12'5" x 12'5" (3.80 x 3.80)
Window to front, taking advantage of the views, radiator.

## Bedroom Six 12'5" x 12'5" (3.80 x 3.80)
Window to front, radiator.

## Bedrom Seven 11'1" x 12'5" (3.39 x 3.80)
Windows to side and rear, radiator.

## Bedroom Eight 11'1" x 12'5" (3.39 x 3.80)
Window to rear, loft hatch to roof space, having ladder and velux window.

## Shower Room
Fully tiled shower enclosure, w.c, wash hand basin,, window to side.

## Outside
Enclosed front garden laid mainly to lawn with gated entrance and pathway leading to the entrance door and continuing through to the rear garden. The rear garden is paved for ease of maintenance and benefits from a garage together with gated access to the private rear parking area.





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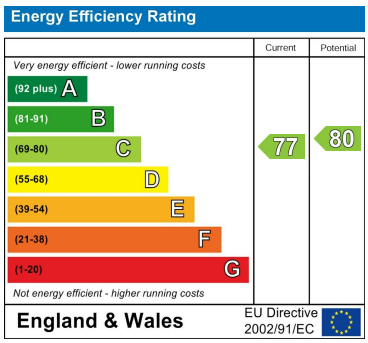
## Floor Plan




## Area Map




## Energy Efficiency Graph




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