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Colomendy Lodge London Road, Corwen – LL21 0DR

Offers in Region of **£320,000**

Colomendy Lodge London Road

Corwen

Welcome to this enchanting two bedroom, one bathroom detached dormer cottage, where rustic charm meets modern comfort in a truly captivating countryside setting. The property welcomes you with a striking stone exterior adorned with red brick accents. Step into the inviting reception room, complete with exposed wooden beams and a cosy wood burning stove, offering the perfect spot to unwind after a long day. The kitchen is a delightful blend of tradition and convenience, featuring exposed beams, a rustic design, a sleek breakfast bar, and integrated appliances. Both bedrooms are full of character, boasting exposed beams and high vaulted ceilings. The stylish bathroom delivers modern luxury with a walk-in shower.

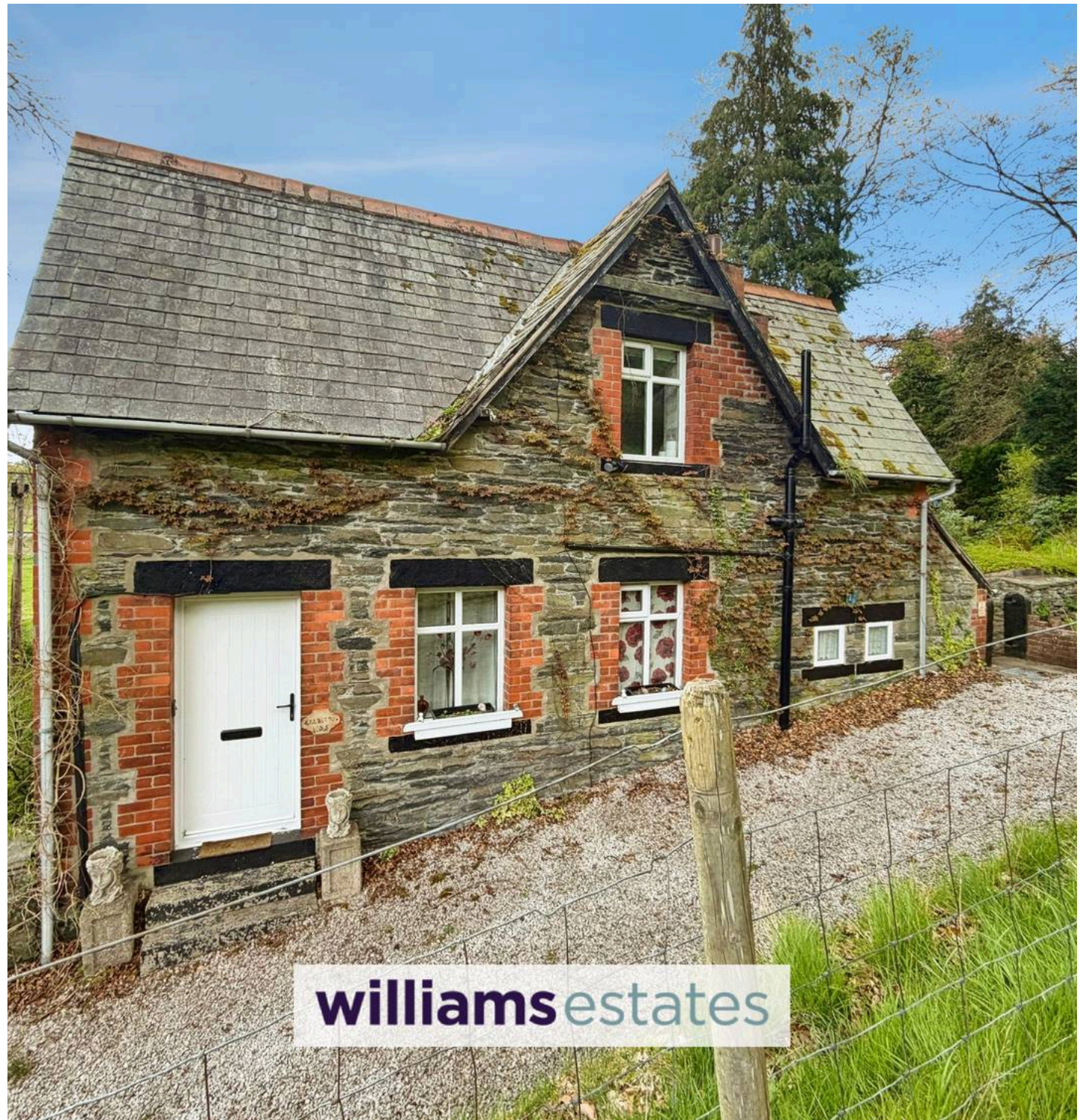
Beyond its charming interior, this cottage offers an array of additional features that enhance its appeal set in a scenic countryside location, surrounded by mature landscaped gardens and 3.5 acres with stables. Outdoor living is a delight here, with a paved patio area, a picturesque pond and a private driveway providing ample of street parking . Period features throughout the home add timeless character, this detached dormer cottage effortlessly blends the best of country living with modern amenities, making it an exceptional place to call home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





Accommodation

Composite door leading into

Reception Room

13' 5" x 8' 6" (4.09m x 2.60m)

Having a feature fireplace with wood burning stove, beams to ceiling, radiator, powerpoints, two double glazed windows one to the front elevation and one to the side elevation, under stairs storage cupboard and door leading into:

Kitchen / Dining Room

15' 9" x 8' 5" (4.80m x 2.56m)

Having a drawers and base units with work surfaces over, wall units above, one and half bowl sink and drainer with mixer tap over, oven with four ring electric hob above and extractor fan over, plumbing for washer machine, integrated under counter fridge, tiled flooring, power points, radiator, wooden beams to ceiling, two small obscure uPVC double windows to the front elevation, further uPVC double glazed window to the front elevation, space for dining table, matching tiled splash back as the floor and doors off:

Side Porch

6' 3" x 3' 10" (1.90m x 1.16m)

Door from the kitchen with tiled flooring, two UPVC double glazed windows one to the rear elevation and one to the side elevation, powerpoints, uPVC double glazed door to the rear garden and door leading door leading to outside toilet

Cloak Room

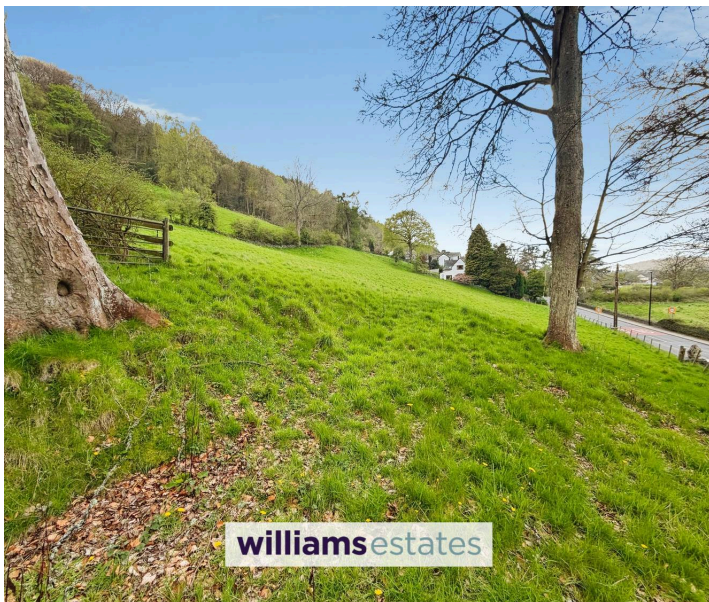
Landing

Stable door from the kitchen with stairs leading up to the first floor with large uPVC double glazed window to the rear elevation having views of the country side, and doors off

Bedroom One

10' 0" x 8' 5" (3.04m x 2.56m)

With high vaulted ceilings, wooden beams, large uPVC double glazed window to the side elevation, power points and radiator



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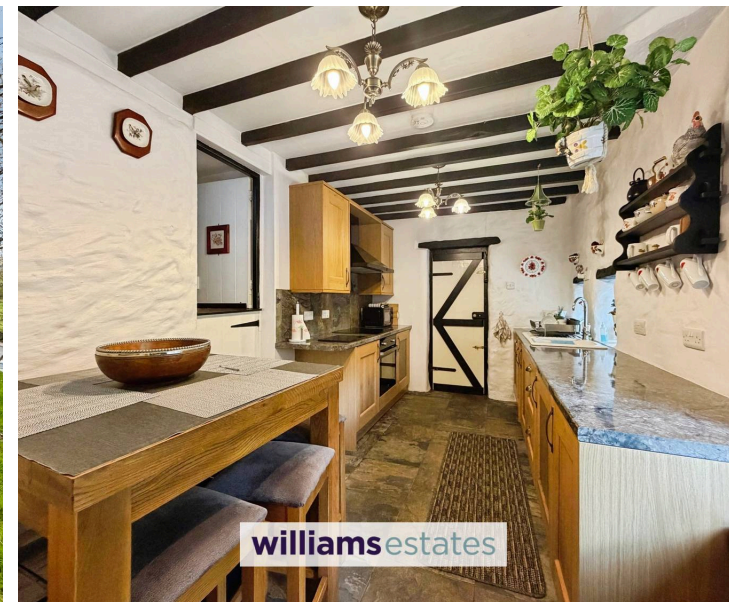
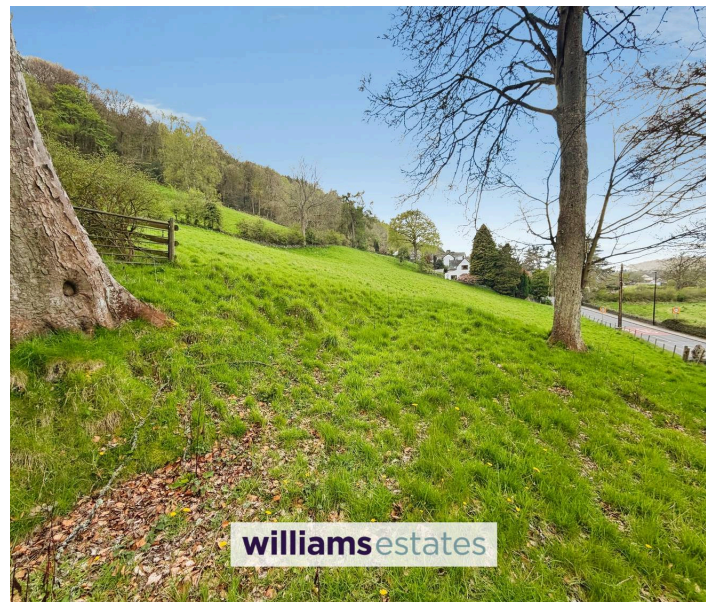
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GARDEN

Three level garden with pathways and outside lighting

OFF STREET

3 Parking Spaces



Ground Floor

Floor area 42.2 sq.m. (455 sq.ft.)



First Floor

Floor area 30.8 sq.m. (331 sq.ft.)

Total floor area: 73.0 sq.m. (786 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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