Tom Parry

Queens House, Cerrigydrudion, LL21 9SP

Offers in the region of £295,000

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Nestled in the charming village of Cerrigydrudion, Queens House number 1 and 2 presents an unique opportunity to acquire a substantial property. This former hotel has been thoughtfully converted into two self-contained dwellings, offering a wealth of potential for those looking to create a bespoke family home or an investment opportunity.

Between both properties, there are three generous reception rooms, providing ample space for entertaining and family gatherings, six well-proportioned bedrooms, there is plenty of room for family and guests alike. Additionally, the two bathrooms ensure convenience for all occupants.

The surrounding area is picturesque and rural, yet conveniently located in the heart of the village, allowing for easy access to local amenities.

Furthermore, a number of stone outbuildings are included, adding to the charm and potential of this remarkable property. While the property is in need of modernization and refurbishment, it offers a blank canvas for those with vision and creativity.

This is a rare chance to own a piece of history in a tranquil setting, perfect for those seeking a project with significant potential. Whether you are looking to create a stunning family residence or a lucrative rental opportunity, this is a property that should not be overlooked.

Our Ref:- B860

The ACCOMMODATION comprises of:-

All measurements are approximate

QUEENS HOUSE NUMBER 1

GROUND FLOOR

Communal Entrance Hall
with slate slab floor.

Kitchen
15'9" x 15'4" (4.81m x 4.68m)
with fitted wall and base units with worktop, single drainer 'Belfast' sink, electric oven and hob with extractor fan, exposed ceiling beams, tiled flooring. Worcester boiler, 2 radiators and door out to rear.

Sitting/ Dining Room
21'8" x 10'5" (6.61m x 3.20m)
with 2 radiators and multi-fuel stove.

Lounge
16'11" x 12'0" (5.17m x 3.66m)
with slate faced open fire place, impressive Inglenook, original tree feature. 1 radiator and door to kitchen.

Inner Hall
with door to Sun room.

Independent wc
with wc, wash hand basin and 1 radiator.

FIRST FLOOR

Landing
with 1 radiator.

Bedroom 1
21'4" x 8'6" (6.52m x 2.60m)
with original Victorian fireplace and 2 radiators.

Bedroom 2
9'0" x 8'8" (2.76m x 2.66m)
with 1 radiator.

Bedroom 3
9'3" x 8'4" (2.82m x 2.56m)
with 1 radiator.

Bathroom
with panelled bath, wc, wash hand basin, shower cubicle and 1 radiator. Wooden floor

QUEENS HOUSE NUMBER 2

GROUND FLOOR

Communal Entrance Hall
with slate slab floor.

Sitting Room
16'9" x 10'7" (5.11m x 3.24m)
with former open fireplace, built -in cupboard, bay window and 1 radiator.

Kitchen/Living Room
18'0" x 12'2" (5.51m x 3.73m)
with multi-fuel stove, hot and cold stainless steel sink, small pantry, under stair store cupboard, tiled flooring, rear UPVC door and 1 radiator.

FIRST FLOOR

Landing
with 2 radiators.

Bedroom 1
12'1" x 10'9" (3.70m x 3.28m)
with bay window, original Victorian grate, built-in wardrobe and 1 radiator.

Bedroom 2
16'1" x 10'6" (4.91m x 3.22m)
with original Victorian grate and 1 radiator.

Bedroom 3
14'11" x 13'7" (4.55m x 4.16m)
with original Victorian grate, walk-in linen cupboard and 1 radiator.

Bathroom
with corner shower cubicle, panelled bath, wc, wash hand basin and 1 radiator.

OUTSIDE
a number of stone built outbuildings, front walled garden, paved courtyards and side entrances, walled store area.

MATERIAL INFORMATION
SERVICES - Mains water, electricity and drainage. Oil fired central heating.

TENURE - Freehold

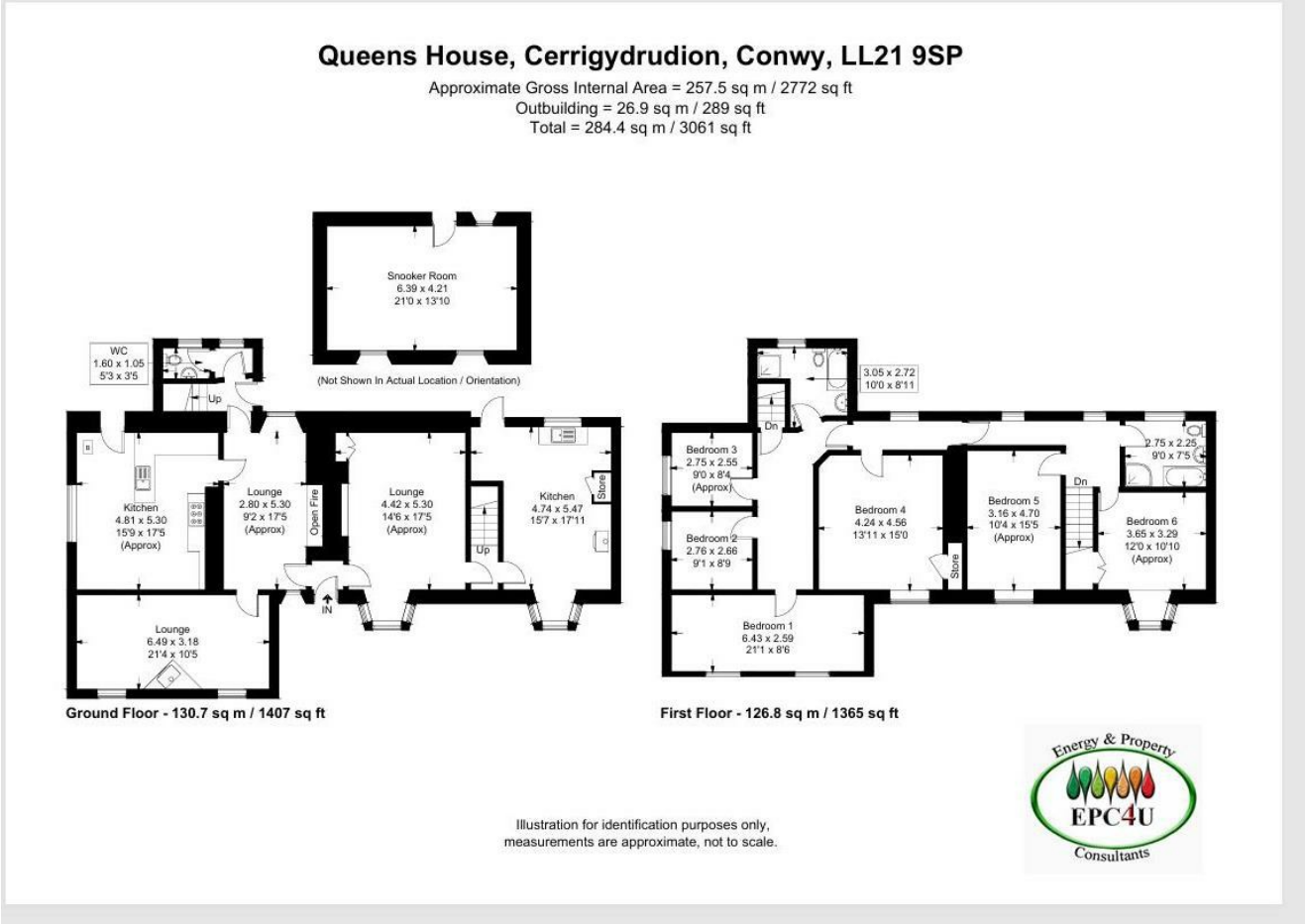
A substantial detached former hotel premises converted into 2 self-contained residential units

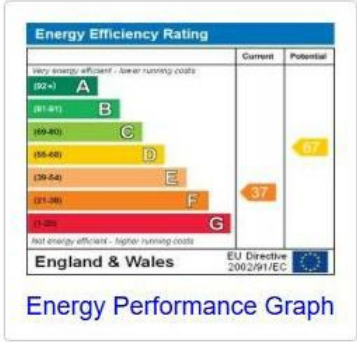
Double glazing

TAX BAND - D

LOCAL AUTHORITY - Conwy County Council, PO Box 1, Colwyn Bay, Conwy, LL29 0GG (01492 574 000)

Viewing Strictly Via The Selling Agent





NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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