



**Tom Parry**

Queens House, Cerrigydrudion, LL21 9SP  
Offers in the region of £295,000

# Queens House , Cerrigydrudion, LL21 9SP

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. The property also features an adjoining building known as The Snooker Room, which presents an exciting opportunity for conversion into additional living space or a recreational area, subject to the necessary planning permissions.

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**  
**14'1" 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.

### **FORMER SNOOKER ROOM BUILDING**

**Snooker Room Building**  
**20'11" x 13'9" (6.39m x 4.20m)**  
semi detached former snooker room, constructed of stone walls under a pitched slate roof. Access over the courtyard of Queens House Number 1 to a rear yard and rear entrance door. Suitable for conversion.

**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\*

Known as 'The Snooker Room' - Adjoining the neighbouring building who have a right of way over courtyard.

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





# Tom Parry

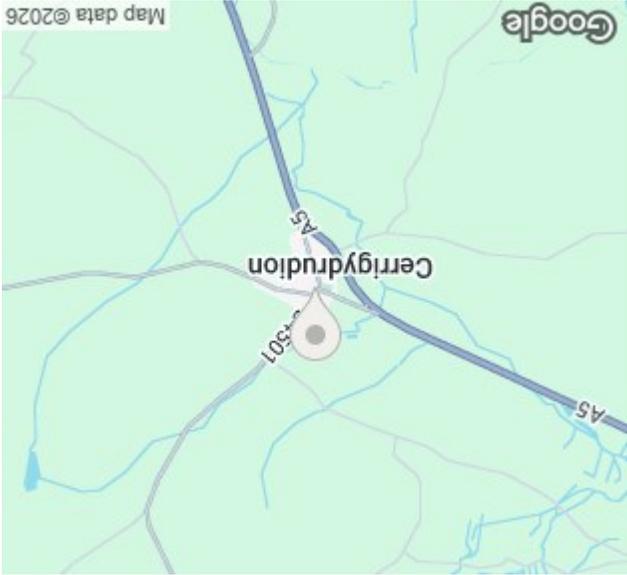
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited