

TOTAL FLOOR AREA: 144.98 sq. m. (1560.51 sq. ft.) approx.

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A fantastic opportunity to purchase this beautiful Grade II listed cottage with separate one bedroom annex and well established Caravan Park and facilities. Ideally located next to the International Musical Eisteddfod and close to a range of local amenities, this is a must view to appreciate all on offer.

FULL DESCRIPTION

An outstanding and unique opportunity for a discerning purchaser to acquire this thriving 30 pitch Caravan Park, three bedroom Grade II listed cottage and one bedroom annex. The Park provides substantial income and there is scope to further its income potential also. We have been advised by our clients that the park has a turnover of between £40k-£50k over the last few years.

Located in a beautiful and picturesque canal side setting, next to the famous Eisteddfod and conveniently within walking distance of Llangollen Town Centre.

THE MAIN HOUSE

The main house living accommodation is a delightfully farmhouse style cottage which is well presented throughout. Entered through a solid timber door into the entrance porch, leading to a lovely kitchen which offers a range of wall and base level units with solid timber worksurfaces, exposed beams and a newly fitted Smeg Range Cooker. The main lounge has a feature fireplace with log burning stove, stunning 400 year old solid oak floor and exposed beams. Completing the ground floor accommodation is a dining room and snug/games room.

To the first floor there is a spacious landing with double glazed window overlooking the canal. There is a modern family bathroom along with three double bedrooms with the master bedroom benefitting from a walk in wardrobe.

THE ANNEXE

A fantastic one bedroom cottage which overlooks the Llangollen Canal. Offering an open plan kitchen/living area to the ground floor with two bedrooms and a bathroom to the first floor. This is a fantastic opportunity as a holiday cottage or to use for a family member or possible staff member.

THE CARAVAN PARK

Penddol Caravan Park is a superb family run business which is well established and benefits from a high amount of regular/repeat trade. With capacity for 30 caravans, each with electricity hook up along with additional hard standing space for motorhomes. There are toilet and shower facilities, CCTV along with scope from further development. Located just a short walk from Llangollen Town Centre and conveniently positioned next to the International Musical Eisteddfod which takes place in July each year.



ENTRANCE PORCH

Entered through a solid timber door with glazed panel, dual aspect windows and tiled flooring.

KITCHEN

Fitted with a range of wall and base level units with solid timber worksurfaces over, inset ceramic one and a half bowl sink and drainer unit with mixer tap. Newly fitted Smeg Range Cooker with 6 ring gas hob and stainless steel extractor overhead. Integrated fridge and freezer, space and plumbing for a washing machine, exposed beamed ceiling, recess spot lights, tiled flooring, double glazed window, radiator and a staircase rising to the first floor.



LIVING ROOM

A warm and cosy room with a front aspect double glazed window overlooking the canal. A fantastic 400 year old oak floor, feature fireplace with log burning stove, exposed ceiling beams and feature brickwork, television point and designer radiator.



DINING ROOM

A versatile room with wood effect flooring, dual aspect double glazed windows, exposed beams and a radiator. A staircase rises to the first floor.



SNUG/GAMES ROOM

With a double glazed window overlooking the canal, wood effect flooring, exposed beams, television point and a radiator.



FIRST FLOOR LANDING

A spacious landing with double glazed window overlooking the canal and beyond. Doors to the bedrooms and bathroom.

BEDROOM ONE

A double bedroom with double glazed window overlooking the canal, television point, radiator and door to the walk in wardrobe.



WALK IN WARDROBE

Having two side aspect double glazed windows, hanging space and a radiator,

BEDROOM TWO

A double bedroom with exposed beams to the walls, dual aspect double glazed windows, loft access and a radiator.



BEDROOM THREE

A double bedroom with dual aspect double glazed windows, storage cupboard housing the boiler, exposed wall and ceiling beams and a staircase leading to the ground floor.

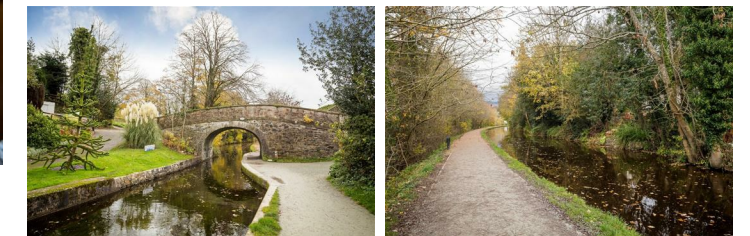


FAMILY BATHROOM

A modern bathroom which has been fitted with a d-shaped bath, with glazed shower screen and wall mounted shower. Having a low level wc, pedestal wash hand basin, recessed spot lights, radiator and rear aspect window,

OUTSIDE

The property is set within 2.16 acres and offers views over the canal and far reaching views beyond. Approached over a gated driveway which provides off road parking, there is an adjacent lawned garden along with paved patio areas and planted borders which contain a range of plants, trees and shrubbery.



ADDITIONAL INFORMATION

The overall plot is 2.16 acres
The Caravan Park has generated between £40k-£50k per year
The park currently opens between 1st March - 31st October

The main property is LPG Gas

LOCATION

Llangollen is a sought after location, for both residents and tourists alike. Conveniently positioned with excellent links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk station only 15 minutes away. Renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod, the town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, along with a range of social & leisure activities.