

# Tabor

## Former Fronoleu Country Hotel and Fronoleu House, Dolgellau, Fron Serth, Gwynedd, North Wales LL40 2PS

- A Freehold Former Country Hotel with Ten En-Suite Bedrooms, Function Room and Staff Accommodation together with Fronoleu House, an adjoining Seven Bedroom Detached House
- Occupying a Site extending to Approximately 0.696 Hectares (1.720 Acres)
- Set in the Southern Snowdonia National Park, an Area of Outstanding Beauty
- Development Potential subject to obtaining all necessary consents

### Vacant Possession

#### BY ORDER OF THE TRUSTEE IN BANKRUPTCY



#### To View

Please call the Joint Auctioneers.

NB. Prospective viewers should take a torch with them due to the lack of natural light in certain areas of the hotel.

#### Joint Auctioneer

Messrs Christie & Co (Ref: Martin Davis).  
Tel: 0161 833 3311.  
Email: martin.davis@christie.com

#### Seller's Solicitor

HCB Solicitors (Ref: Mr Rory Barnett).  
Tel: 0845 556 3525.  
Email: rorybarnett@hcbgroup.com

#### VACANT – Two Freehold Buildings



#### Tenure

Freehold.

#### Location

The property is situated on Fron Serth in the village of Tabor approximately 1½ miles east of the town of Dolgellau with its amenities in the southern Snowdonia National Park, an Area of Outstanding Beauty. The more extensive amenities of Caernarfon and Bangor are accessible to the north respectively. There is a Rail station in Barmouth. The A470 and A494 are both close by.

#### Description

Fronoleu Country Hotel comprises a detached building arranged over lower ground, ground and first floors beneath a pitched roof. Fronoleu House comprises a detached house arranged over ground and first floors beneath a pitched roof. Externally there are grounds extending to approximately 0.696 hectares (1.720 acres) with various outbuildings and communal car parking.

#### Accommodation

##### Former Fronoleu Country Hotel

**Ground Floor** – Two Reception Rooms, One Function Room and Bar, Kitchen (not fitted), Preparation Room, One Store Room, Gents WC, Ladies WC, Disabled WC, Staff WC, One Bar  
**First Floor** – Access via Two Separate Staircases, Ten Bedrooms with En-Suite Rooms, One Staff Room, Three Staff Bedrooms, One Bathroom/WC

**Lower Level** – Stable Bar and Bar Storage

**Basement** – Cellar and Store (not internally inspected by Allsop)

##### Fronoleu House

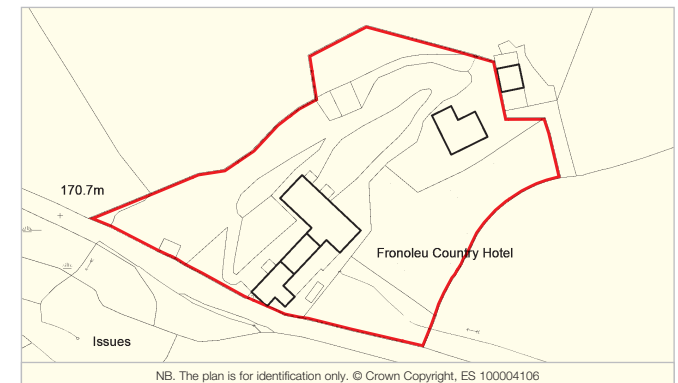
**Ground Floor** – One Reception Room, Office, Dining kitchen, Utility Room, One Bedroom with En-Suite Shower Room/WC

**First Floor** – Six Bedrooms, Two with En-Suite Shower Rooms/WCs, Bathroom/WC

**Site Area: 0.696 Hectares (1.720 Acres)**

#### Planning

Local Planning Authority: Gwynedd Council Dolgellau.  
Tel: 01341 422341.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.