



PLAS DOLGUOG HOTEL

Felingerrig | Nr Machynlleth | Powys | SY20 8UJ



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HISTORIC RENOWNED HOTEL
OVERLOOKING THE FAMOUS
SNOWDONIA NATIONAL PARK

Peace & tranquillity

Grade II Listed

3 reception rooms

Restaurant

7 en suite bedrooms

Separate Annexe with further 6 en
suite bedrooms

Separate 5 bedroom (1 en suite) owner's/
staff residence

Beautiful landscaped grounds & gardens

Option to purchase further adjacent 4 bedroom
dwelling & leasehold rents & service charges of
adjacent Holiday Chalet Park

By separate negotiation





SITUATION

Plas Dolguog is set in the heart of the Dyfi valley with views towards the edge of the famous Snowdonia National Park. Set amid specimen trees and gold award winning gardens, you will find the tranquility of this hidden oasis. The ancient market town of Machynlleth with its interesting shops and watering holes, historic buildings and wide main street dominated by the clock tower is only about 1.6 miles away to the south-west. The town's colourful, bustling street market has been held in the same street since 1291. Machynlleth is the heart of Mid Wales, both geographically and culturally, and is well placed for visits to castles, nature and sandy beaches. The stunning coastal village of Aberdyfi overlooking Cardigan Bay is only about 12 miles to the south-west and is a superb sailing centre at the head of a broad estuarial plain which changes hourly with the ebb and flow of the tide.

DESCRIPTION

Plas Dolguog was bought by the Rhodes family in 1987 as a Guest House.

This Guest House was developed by the addition of en suite facilities to each of the bedrooms whilst retaining many of the features and characters of the building.

As a natural progression, a function suite was added. This allowed the increasing function trade to enjoy the wonderful views across the valley to the foothills of Snowdonia National Park. The oak timber beams were hand crafted on site to link the new to the original features of the building. The old stables were replaced with a new build put on the original footprint to provide extra accommodation space with a further 6 en suite bedrooms (4 sought after ground floor rooms with terraces and 2 large family rooms on the first floor with balconies). The coach house was built for all the services now required to run a busy hotel, including the managers 5 bedroom accommodation. As an ongoing development 22 log cabins were built in the Orchard and woods for which the owners were presented with the Chalet Park Design of the Year Award 1999.





All the building taken place has been done allowing the implementation of sustainable energy as can be seen with the Photovoltaic Panels, Biomass boiler and Geothermic heat exchange systems (latter Solstar house) which helped the sellers achieve the Green Dragon Accreditation, Bee Friendly Park Status and David Bellamy Gold Award (1996 - present).

The property is being offered for sale as a going concern.

Further information can be obtained from the Hotel website:

<http://www.plasdolguog.co.uk/>

HOTEL ACCOMMODATION

Ground Floor A smart entrance area leads into the Hotel Reception area. Adjacent is the Dining Room that is also used for Conferences/Meetings and Civil Wedding ceremonies. At the centre of the Hotel is the Lounge, a cosy sitting room with open fire and is the perfect place to enjoy afternoon tea or evening coffee, and provides a warm and relaxed atmosphere that makes Plas Dolguog Hotel the place to unwind. Adjacent is the welcoming Bar area that opens out into the Cu Og's Restaurant and Function Room. The large Cu Og's Function Room with a seating capacity of 130 guests in a formal layout, and 100 in a more informal arrangement, will ensure that you miss none of the surrounding beauty.

Plas Dolguog Hotel is licensed as a venue for civil wedding ceremonies. The Ceremony can be conducted in either the cosy Dolguog Lounge, Sweet Chestnut Room, or Cu Og's Function Room opening out onto large lawns and a Dyfi Valley view.

The larger of the meeting rooms, Cu Og's Function Room, will comfortably accommodate up to 150 delegates theatre style, and 45 boardroom style. The Sweet Chestnut room is suitable for a maximum of 20 boardroom style, depending on the audio-visual equipment required. The Hotel is served by a professional commercial kitchen with adjacent wash room, Office, store rooms and cold rooms. A useful cellar also provides further storage space. Ample toilets complete the ground floor accommodation.



First Floor Two separate staircases rise up to the first floor accommodation. On this floor are 7 en suite bedrooms, 6 with views to the valley and Snowdonia National Park and 1 overlooking the front (room 7). Room 1 is dual aspect.

Second Floor Stairs rise up to the second floor area that has 3/4 rooms that are currently used as attic storage but have the potential to convert into further accommodation area (stp - subject to planning).

EXTERNALLY

The Hotel is set in generous landscaped ground and gardens and includes lawned areas, mature trees, wooded areas, shrubs, bushes, flower borders, courtyard with ample parking areas and an oasis called "Grandma's Garden." The gardens encompass mature and new planting, wildflowers and wildlife, sculptures and carvings, vistas and views with benches to enjoy them from. In Spring the daffodils, snowdrops, bluebells and scented azaleas delight the senses. Fifty species of tree and shrub create a stunning arboretum, small garden areas and a children's enchanted garden. A stone circle, wildlife pond and many sculptures make the garden a unique and fascinating experience. The garden is virtually a miniature nature reserve, which has received the David Bellamy Gold Award for Conservation, it was officially opened by him in 2004. The garden also received a Special Award of Distinction in 2009.

THE STABLES ANNEXE (HOTEL ACCOMMODATION)

This building provides extra accommodation space with a further 6 en suite bedrooms (4 sought after ground floor rooms with terraces and 2 large family rooms on the first floor with balconies).

THE COACH HOUSE (OWNER'S/ STAFF ACCOMMODATION)

Near the Hotel is a substantial detached dwelling set over 3 floors that is used by the owner's for their own accommodation.

Ground Floor The ground floor currently houses the garage, laundry room and a store room but has the potential for conversion into further accommodation (stp).



First Floor This floor has the main living accommodation and features a large open plan living area with lounge, kitchen dining area on the first floor. 4 bedrooms are also located on this floor (1 en suite). A family bathroom, utility room and conservatory complete the floor.

Second Floor On this floor is a useful 5th bedroom.

Option to purchase by separate negotiation: Further adjacent dwelling & leasehold rents & service charges of adjacent Holiday Chalet Park.

SOLSTAR (DETACHED 4 BEDROOM DWELLING).

There is an option to purchase a further detached dwelling that is also near the Hotel. This property comprises a large property enjoying views across the valley to the Park. Further details are available from the agent

Ground Floor The main living accommodation on this floor includes a large sitting room with far reaching views, kitchen dining room, large wrap-around sun room, utility room and 3 bedrooms (1 en suite).

Lower Ground Sitting room with views, a bedroom, shower room, store rooms and a garage. Possible scope to convert into a self-contained annexe (stp).

HOLIDAY CHALET PARK

There is an option to purchase the right to receive the leasehold rents and service charges for the adjoining picturesque Chalet park with 22 holiday chalets. At the time of writing (June 2019) 13 of these are leasehold and 9 are freehold. Further details are available from the agent.

GENERAL REMARKS AND STIPULATIONS

Tenure, possession & Method of Sale The tenure of the Hotel and Coach House is freehold with vacant possession upon completion. The property will be sold by private treaty.

Services Hotel: Mains electricity and water. Private drainage. Biomass (wood pellet) central heating system.
Stables Annexe: Electric night storage heating.
Coach House: Biomass underfloor heating.
Option: Solstar – Ground source heating.

Employees/TUPE Regulations Where applicable, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations and the taking on of any existing and eligible employees.

Value Added Tax Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Plas Dolguog Hotel

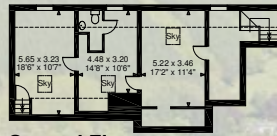
Main House gross internal area = 9,073 sq ft / 843 sq m

Garage & Stables gross internal area = 2,094 sq ft / 195 sq m

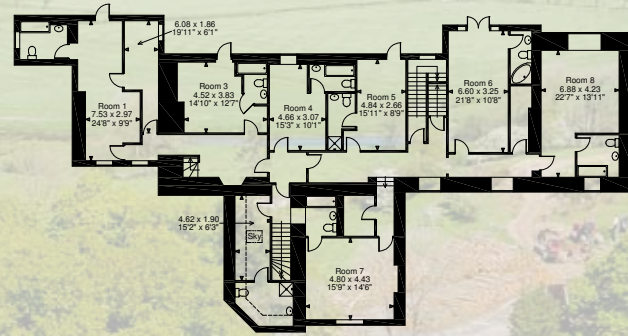
Coach House gross internal area = 1,673 sq ft / 155 sq m

Store & Laundry gross internal area = 435 sq ft / 40 sq m

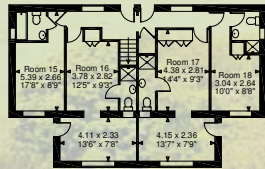
Total area = 13,275 sq ft / 1233 sq m



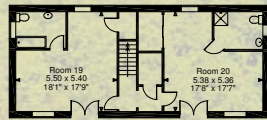
Second Floor



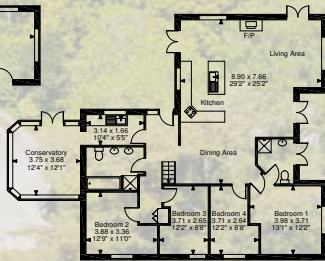
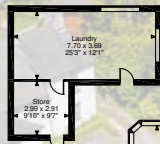
First Floor



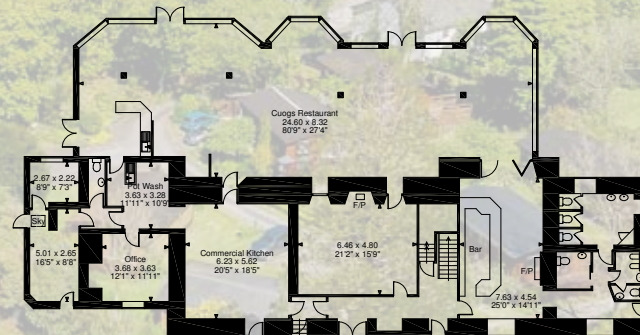
Stables Ground Floor



Stables First Floor



The Coach House



Ground Floor



Cellar



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Fixtures & Fittings Unless specifically described in these particulars, all fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

Trade Fixtures, Fittings & Stock Trade fixtures, fittings, furniture and equipment will be included in the sale. An inventory is available from the vendor's agents. Stock at valuation on completion.

Wayleaves, Easements and Rights of Way The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Rateable Value June 2019 - Hotel Rateable value £14,000.

Coach House - Council Tax Band E.



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