

NANNAU HALL
NORTH WALES

STRUTT &
PARKER 



Chester

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National Estate Agents
Chartered Surveyors
Rural & Commercial Property Consultants

Nannau Hall

Nr. Dolgellau, Gwynedd, North Wales

Dolgellau 3 miles - Bala 21 miles - Chester 55 miles - M6 81 miles

A fine Grade II* Georgian house
in the hills above Dolgellau, with
superb views to Cadair Idris.
Extensively renovated but in need
of completion.

Offers in the region of £375,000

To provide:

Reception Hall, Drawing Room, Dining Room, Library, First Floor Sitting
Room, Kitchen

7-plus Bedrooms, Bathrooms

Cellar

Garden and Grounds, Lakes

Tennis Court

IN ALL ABOUT 9.7 ACRES

INTRODUCTION

This introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is undertaken for the accuracy of individual items.

SITUATION

The property is situated in the hills above Dolgellau in the surrounding which form part of the Snowdonia National Park. There are superb southerly views to Cadair Idris and the surrounding, often dramatic countryside.

The town of Dolgellau offers a good range of local shops and other facilities including a nine-hole golf course. Just west of Dolgellau is the Barmouth estuary, which leads to the sea and the coast.

HISTORY

The listing of the property provides the following history:

"The property was the ancestral seat of the Nannau family and, from the late 18th Century, the Vaughans. Cadwgan, son of Bleddyn ap Gynfyn, Prince of Powys built the first recorded house on or near the site in the late 11th Century. His descendants, the Nanneys, owned the land until 1701 through an unbroken male line. An early house was destroyed by Owain Glyndwr, circa 1402, during the revolt. In the early 17th Century, Huw Nanau Hen, built a new house in lavish style, much praised by his contemporaries. There is no record of this in the 1660s hearth tax returns, so it is possible that the house was a casualty of the Civil War. Col. Huw Nannau rebuilt the house, circa 1693, and a subsidiary domestic range, behind the present house, but now removed, probably related to this.

Nannau eventually passed to a relative, Robert Hywel Vaughan, created a baronet in 1791 and High Sheriff of Merioneth at the same time. He built the present

restrained Georgian house, c. 1795, incorporating part of the late C17 building in the SW corner. To the three-storey primary block the second baronet added storied pavilion wings, c. 1805, to the designs of Joseph Bromfield.

These elegant additions were swept away this century, that to the north-east as late as c. 1970".

THE PROPERTY

Nannau Hall is listed Grade II*, as being of historic and architectural interest. It is certainly an important house to the area and, during the last three years, has been saved by the present owners, who have carried out extensive renovations to the fabric of the building.

The work has now reached a stage where the interior needs re-instating. Partitioning is in place, identifying the various rooms, and designed to allow for the installation of bathrooms.

Mouldings that were removed for the restoration have been kept to enable them to be copied and reinstated.

THE PLAN

The plan shows an additional area hatched black which is occupied by the present owners, but is not shown on the deeds of the property. An agreement has been reached with the neighbouring land owner to transfer his land to Nannau Hall, subject to contract, but at present the property is offered for sale as per the existing deed plan.

LISTING

The listing reads:

Exterior : Three-storey, 5-bay house in restrained Georgian style; square plan. Of large dressed blocks of local granite with sandstone dressings; shallow, hipped slate roof with plain chimneys. Recessed wide entrance bay to main (SE) front. Elegant entrance porch with Ionic columns and simple moulded entablature. Within, a large 19th Century part-glazed door with 12-pane upper glazing and panelled lower section; flanking 8-pane internal windows.

Above the porch tripartite sandstone window in a shallow, segmental arched recess; 12 pane central light with narrow 4-pane vertical flanking lights. Similar, squatter window to the third floor, though with three equal lights, all with plain 19th Century sash-glazing. Tall 12-pane recessed sash windows to ground floors of main and side elevations, and contemporary 6-pane sashes to the upper elevations.

The middle floor has plain Victorian sashes to the front and left-hand side, though the original 12-pane glazing survives to the right; all windows have projecting stone lintels.

External stepped cellar access to the first side bays from the front. Good decorative and heraldic lead hoppers survive, two of which are original (one dated 1795) and two of which bear the date 1872. Plan parapet with moulded cornice; balustrading above entrance bay.

Rough-dressed rubble rear with much disturbed masonry. Twelve and 16-pane windows and a modern fire-escape to first floor (*now removed*). Out of character flat-roofed modern extensions to ground floor rear (*now removed*).

Adjoining the right side of the house, a triple-arched section of walling, a surviving fragment of the pavilion wings.

Interior: The entrance hall has an open segmental arch, with a round arch within leading to the stairwell; Ionic columns and engaged columns, and a dentilated entablature. Dentilated plaster cornice to hall and a wooden fireplace with

moulded egg-and-dart entablature; engaged Doric columns and scallop-headed niches.

Well stairs on three floors with swept mahogany rail and decorative iron balusters.

Moulded doorcases off hall with 6-panel mahogany doors.

Drawing room to right with decorative plaster cornice; moulded architraves with gadrooned and carved overdoors. These flank a restrained marble fireplace with panelled pilasters and foliate carving to central plaque. Shallow segmental-arched niche to rear wall, containing twin doors. Reeded window architraves with panelled shutters.

The left ground floor room has an Adam style plaster ceiling and cornice and panelled splays as before. Wide segmental-arched opening to rear room with plaster cornice. Modernised upper floors have been partitioned off and false ceilings inserted.

Included at Grade II* as a highly important late C18 regional house".

Please Note:

The interior does not have, at present, any internal fittings, plasterwork or fireplaces.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

The property is sold freehold, with vacant possession 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 all other rights and obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or not.

Note

The property has rights of way over two drives to the boundaries of the property and is also responsible for contributing to the upkeep.

The adjoining Estate has a right to use tracks to gain access to their land.

SERVICES

Mains water and electricity. Private drainage available

LOCAL AUTHORITIES

County Council
Gwynedd County Council
Shire Hall Street
Caernarfon
Gwynedd LL55 1SH
Telephone: 01286 672255

Water

Welsh Water plc
Plas y Ffynnon, Cambrian Way
Brecon LD3 7HP
Telephone: 01874 623181

Electricity

Manweb plc
Rhostyllen
Wrexham LL13 4DU
Telephone: 0345 112211

COUNCIL TAX

The property will be re-assessed.

FIXTURES & FITTINGS

All items usually denominated as tenants fixtures and fittings, unless otherwise mentioned in these particulars, are specifically excluded from the freehold sale.

DIRECTIONS

See plan

VIEWING

Strictly by appointment with the Vendor's Agents, Strutt & Parker, Telephone: 01244 320747.

IMPORTANT NOTICE

Strutt & Parker and Denton Clark & Co for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

(1) the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice;

(2) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(3) no person in the employment of Strutt & Parker or Denton Clark & Co has any authority to make or give any representation or warranty whatever in

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(4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

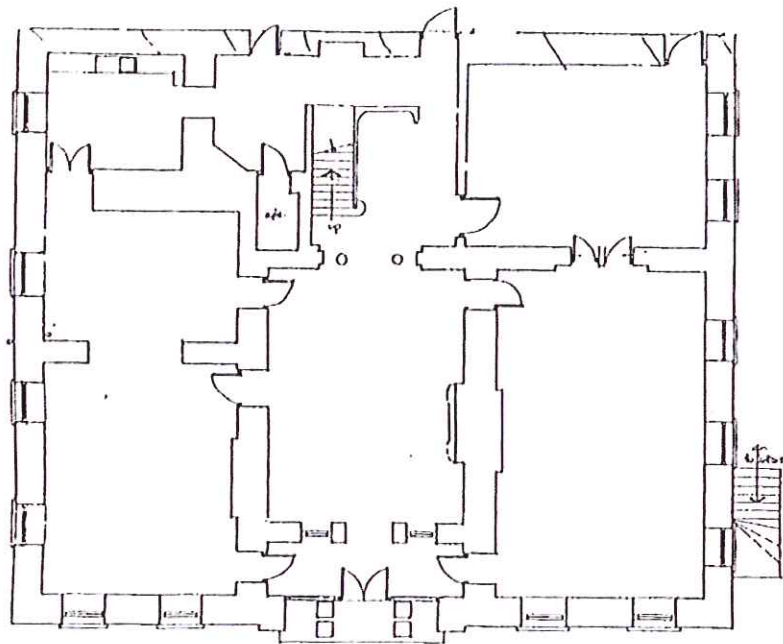
PROPERTY MISDESCRIPTIONS ACT

Every care has been taken in preparing these sale particulars but, if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check this or supply you with further details which may be important if you are travelling some distance to view.

None of the electrical, plumbing, heating or drainage systems have been tested by the Vendor's agents and Purchasers must satisfy themselves as to their serviceability.

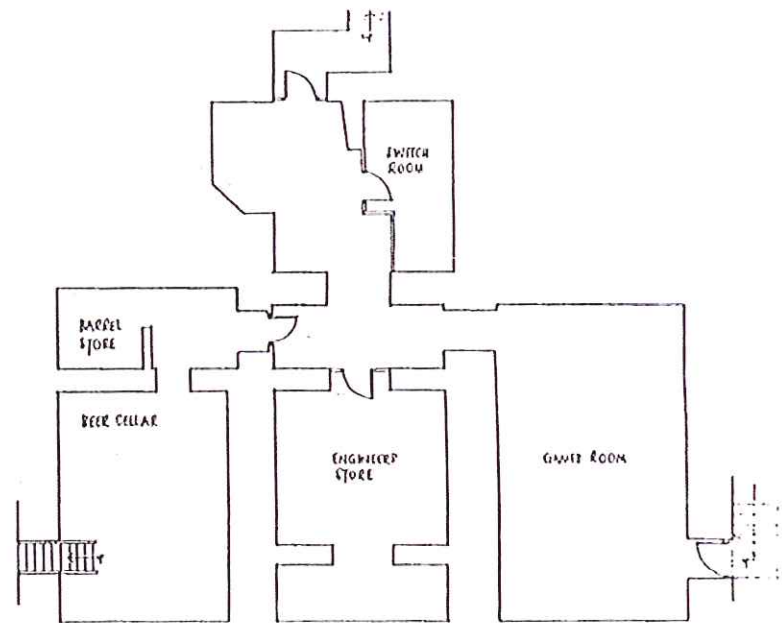
14 June 1998
Amended 16.3.98

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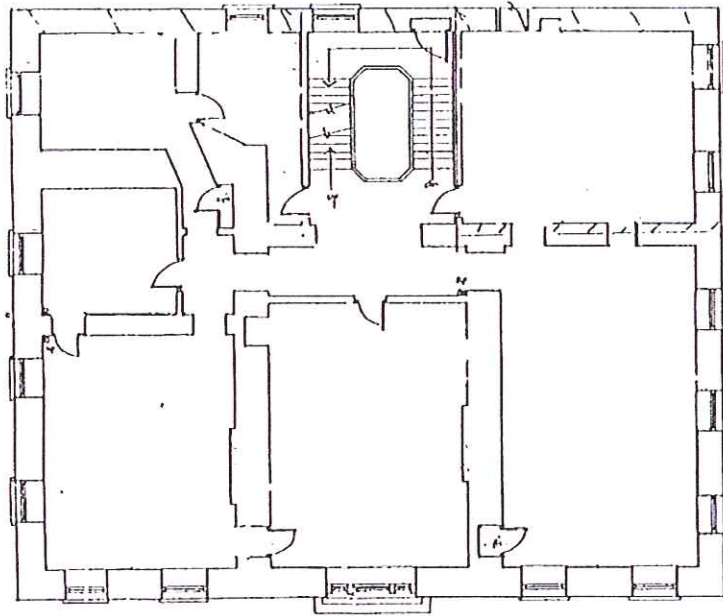


GROUND FLOOR PLAN

Reduced - Not to Scale
For Identification Purposes Only

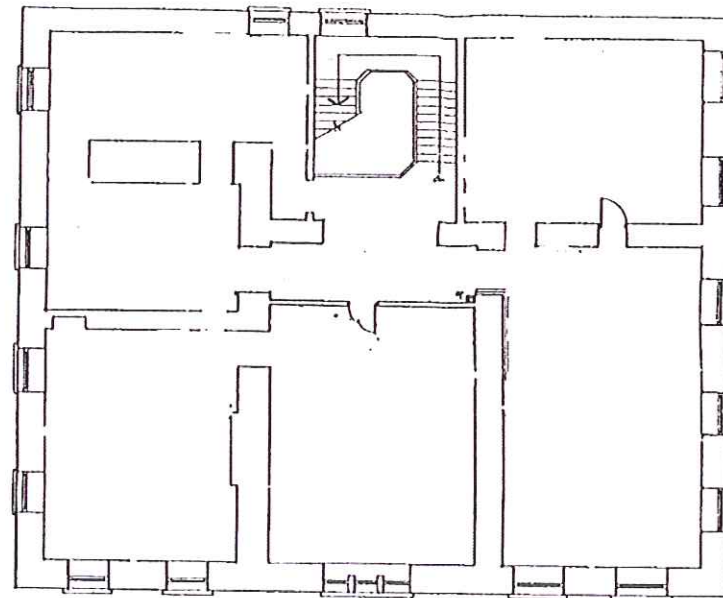


BASEMENT

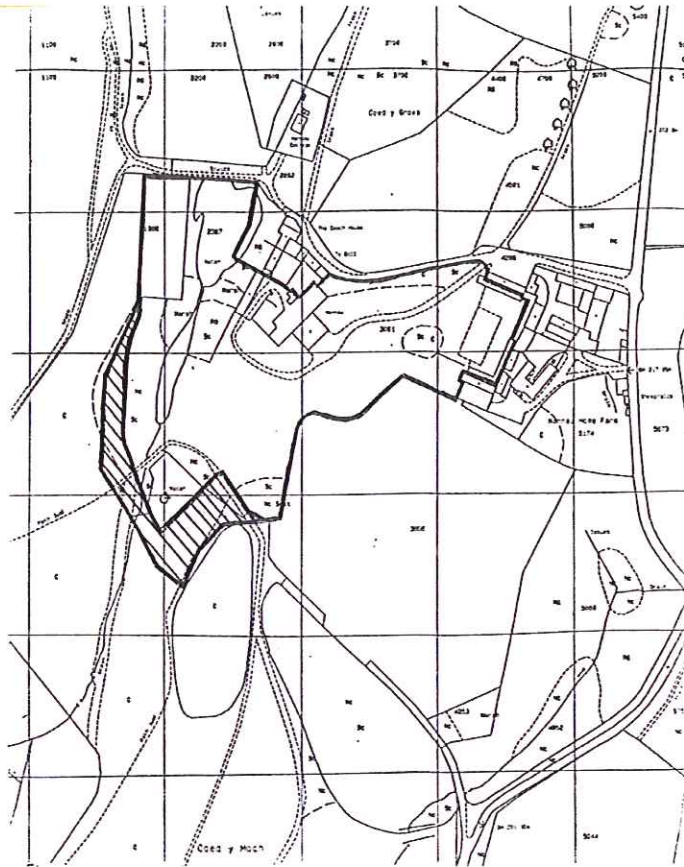


FIRST FLOOR PLAN

Reduced - Not to Scale
For Identification Purposes Only



SECOND FLOOR PLAN



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NANNAU HALL
 Land occupied but not on Deeds
 Scale: 1:2500 | Date: 18th March 1969

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Particulars of Nannau Hall

THE ACCOMMODATION

The floor plans show the layout of the accommodation, as situated on each floor. They are to a reduced scale and therefore are for identification purposes only.

Please note the interior is not complete and requires fitting throughout, including plastering, plumbing, re-wiring, etc.

The room measurements are approximately as follows:

GROUND FLOOR

Recessed entrance, with elegant porch and Ionic columns and moulded entablature. Entrance door surrounded by glazed windows.

Reception Hall 25'0 x 18'0 (7.62 x 5.49m) with rear staircase hall.

Drawing Room 37'0 x 18'3 (11.28 x 5.56m).

Dining Room 31'0 x 18'3 (9.45 x 5.56m).

Library 22'0 x 17'3 (6.71 x 5.26m).

Kitchen 12'0 x 10'9 (3.66 x 3.28m).

Cellar - with three principal rooms.

FIRST FLOOR

Landing giving access to the various rooms:

Principal Suite comprising:

Bedroom 1 31'0 x 18'3 (9.45 x 5.56m)

L-shaped Dressing Room 22'3 x 17'3 (6.76 x 5.26m) maximum.

Bathroom

Sitting Room 25'3 x 18'0 (7.70 x 5.49m)

Bedroom 2 22'9 x 18'6 (6.93 x 5.64m)

Dressing Room/Bedroom en suite 12'6 x 12'0 (3.81 x 3.66m)

Room (possibly Bathroom) 12'3 x 10'6 (3.73 x 3.20m)

SECOND FLOOR

Landing

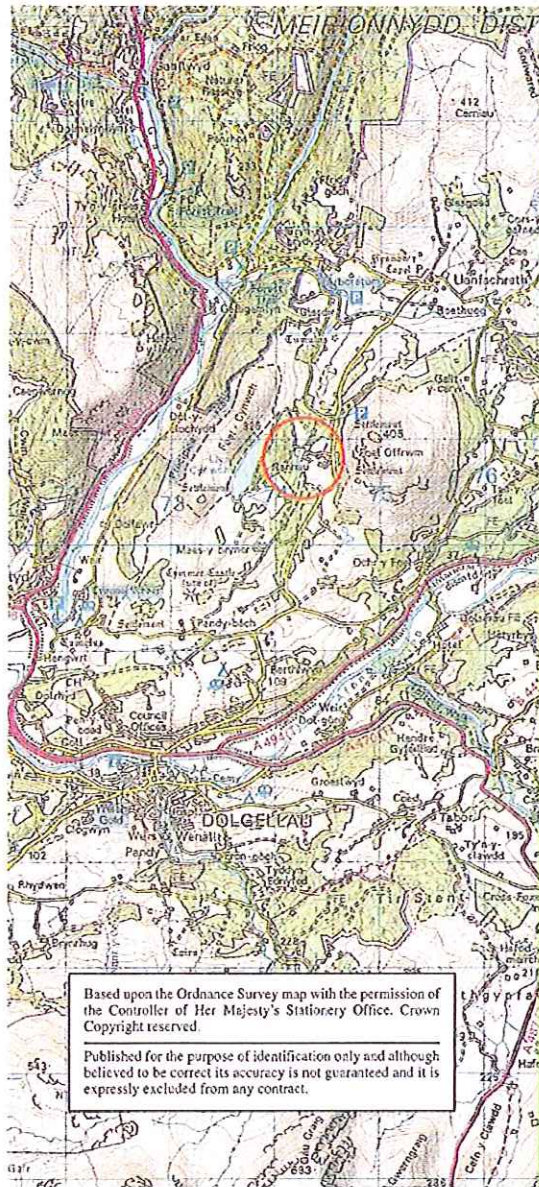
Bedroom 3 22'3 x 17'6 (6.78 x 5.33m) including area partitioned for a Bathroom.

Bedroom 4 26'6 x 18'3 (8.08 x 5.56m) including area partitioned for a Bathroom.

Bedroom 5 20'6 x 18'0 (6.25 x 5.49m) room for bathroom en suite.

Bedroom 6 22'9 x 18'6 (6.93 x 5.64m) room for bathroom en suite.

Bedroom 7 25'6 x 10'3 (7.77 x 3.12m).



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