

Ref: 0mil72

The Mill at Glynhir, Llandybie, Carmarthenshire, SA18 2TE

**Ideally Located 10/11 Bed Country Hotel & Restaurant with 3/4 Bed Owner's Residence**  
**Set in circa 3 Acres of lovely gardens & grounds with a stretch of river fishing,**  
**adjacent to a popular 18-hole Golf Course and near Brecon Beacons National Park**  
 Llandeilo 5½ miles, M4 Motorway 8½ miles, Carmarthen 17½ miles. Gower Coast 21 miles.



Originally a 17<sup>th</sup> Century Corn Mill, this family run Country Hotel in a beautiful valley location offers Diverse Guest Accommodation, a convivial ambience, and a spacious, modern Owners' Residence and Annexe Suite.

**Hotel:** 10/11 Bedrooms all with En Suite Bathrooms (includes 3 designated Family Rooms), Reception, Office, Guest Lounge with Bar and large Terrace, Restaurant, Commercial Kitchen, Freezer Room, WCs, Heated Swimming Pool, Laundry Room.

**Owners' Residence:** Recently built (2007) Single Storey House – Large Living Room/Kitchen, 3 Double Bedrooms and Contemporary Bathroom.

**Adjoining Annexe Suite Or Guest Suite 11:** Bedroom, En Suite Bathroom, and Lounge – the suite can be used either for paying hotel guests or to extend the owners' residence (interconnecting door).

**In circa 3 Acres** of delightful landscaped gardens and grounds to include ponds and 300 yards of **Fishing Rights** on the River Loughor.

**Adjacent to Glynhir Golf Course** overlooking the 14<sup>th</sup> green and within walking distance of the Club House.

**Rural setting near the Black Mountain** in Brecon Beacons National Park for superb scenery, walking and riding – yet within easy travelling distance of villages, towns, visitor attractions and the coast. M4 8½ miles.

**Offers in the Region of: £495,000**



## THE HOTEL ACCOMMODATION:

<b>HOTEL ENTRANCE:</b>	The entrance door leads into the Reception Area with an intercom system and Reception Office off.
<b>RECEPTION AREA:</b>	15' max. x 11'4". Intercom system, Office off, ornate glass window to the front, steps up to the Guest Lounge and Bar, and steps down to the Inner Lobby.
<b>OFFICE:</b>	9'6" x 9'2". Window to the side.
<b>GUEST LOUNGE with BAR and TERRACE:</b>	19'8" x 15'. Vaulted ceiling with exposed A-frames and timbers, one exposed stone wall, wood-burning cast iron stove on a slate hearth, fully fitted Bar. Dual aspect with window to the side and window and external door to the rear leading out to the large High Bar Terrace enjoying beautiful views across the property's gardens down to the River Loughor and countryside beyond.
<b>INNER LOBBY:</b>	<p>The Inner Lobby off the Reception Area gives access to:-</p> <p>One of the Bedroom Suites</p> <p>Stairs down to the Restaurant and Kitchen, and Guest toilets</p> <p>Staircase down to the Heated Swimming Pool and further Guest Accommodation</p> <p>Further steps down to the Lower Ground Floor with more Guest Accommodation, Laundry Room, passageway with fire exit, and access to the versatile (interconnecting) Annexe Suite, which can either be Guest Accommodation or part of the Owners' Residence as required.</p>
<b>RESTAURANT:</b>	19'10" x 14'5" (excluding serving recess). Dual aspect with double fully glazed doors to the side and window to the rear.
<b>FITTED KITCHEN:</b>	19'6" x 11'8". Fully fitted commercial kitchen. Dual aspect with three windows to the rear and one to the side. Door off to Freezer/Storage Room.
<b>FREEZER ROOM/STORE:</b>	13'3" x 4'5". With external door to the side.
<b>GUEST W.C.s:</b>	Separate Ladies' and Gents' toilets.
<b>SWIMMING POOL:</b>	20'1" x 19'6". Heated swimming pool 3ft to 6ft deep, in the centre of the hotel. Door off to Changing Room.
<b>GUEST BEDROOM SUITES:</b>	<p>The hotel has 10/11 individually designed, well equipped En Suite Bedrooms, each with Whirlpool bath, colour T.V., radio, hairdryer, trouser press, telephone and hospitality tray.</p> <p>Most rooms have south-facing balconies or terraces with lovely views of the property's grounds and the neighbouring Glynhir Parkland Golf Course.</p> <p>Three are Family Rooms.</p> <p>One suite incorporates the Mill's original stone wall and has its own sitting room. Another suite with its own lounge adjoins and is interconnecting with the owners' residence, so can be used as the eleventh letting suite or as an annexe to the residence as required (described below).</p>

The following suite on the lower ground floor can be Guest Suite 11 or Annexe Accommodation to extend the Owners' Residence, since there is an interconnecting door:-

**ANNEXE SUITE (GUEST BEDROOM 11):** 14'1" x 12'8" increasing to 16'5". Window to the side aspect, door off to En Suite Bathroom and door through to Lounge.

**EN SUITE BATHROOM:** 7' x 5'. White suite comprising panelled bath with shower attachment, pedestal wash hand basin, and close coupled W.C. Tiled floor, half tiled walls, and window to the rear aspect.

**LOUNGE:** 16'7" x 13'5". Fireplace with electric coal-effect fire, double fully glazed French doors leading out to a large rear terrace with decking and balustrade, enjoying glorious views across the grounds and valley countryside beyond including the 14<sup>th</sup> green of Glynhir Golf Course. Interconnecting door leading through to the Owners' Residence

## **OWNERS' RESIDENCE:**

**ENTRANCE:** From the gardens, an entrance door leads directly into the Living Room/Kitchen. The residence can also be accessed from the Lounge of the Annexe Suite mentioned above.

**LIVING ROOM/KITCHEN:** 21'2" x 15'10". Range of white gloss Shaker-style wall and base units with wood-effect work surfaces, plumbing and space for a dishwasher, 1½ bowl stainless steel sink unit with single drainer and mixer tap, integral refrigerator, range-style cooker with gas hob, stainless steel back plate and stainless steel/glass chimney hood style extractor fan above, wood-effect flooring.

A dual aspect room. Double fully glazed French doors with windows either side, leading out to the spacious rear terrace deck (that extends from the adjoining annexe lounge) with the same beautiful views Window to the front and half glazed door to the front. Door to Inner Hallway.

**INNER HALLWAY:** Storage cupboards, wood-effect flooring, doors off to:-

**BEDROOM 1:** 14' x 10'6". Built-in wardrobe. Window to the rear aspect.

**BEDROOM 2:** 14' x 10'1". Built-in double cupboard. Window to the side.

**BEDROOM 3:** 11' x 10'5". Built-in cupboard. Window to the rear.

**BATHROOM:** 10'10" x 6'6". Contemporary white suite comprising bath, wash hand basin and close coupled W.C. Large walk-in shower enclosure. Half tiled walls, tiled floor, chromium towel rail, obscure-glass window to the front.

Guest Lounge with Bar, wood-burner, and outer Terrace



Restaurant





Heated Swimming Pool



The Caernarfon Guest Suite



The Glynhir Guest Suite



Guest Suite 11 or Annexe Suite – Bedroom



Guest Suite 11 or Annexe Suite – Lounge



Owners' Residence – Living Room/Kitchen



Owners' Residence – further aspects of the Living Room/Kitchen



Owners' Residence – Bedroom 1



Owners' Residence – Bedroom 2



Owners' Residence – Bedroom 2



Owners' Residence – Bathroom



## **EXTERNALLY:**

### **THE APPROACH:**

The property is approached along Glynhir Road, which turns off the A483 at Llandybie. A no-through lane turns off Glynhir Road to access the hotel (which is signposted) some 150 yards down the lane past a row of cottages, culminating in a sizeable car parking area.

Glynhir Golf Club is a short distance further along Glynhir Road, being an established 18-hole parkland course. (There several other fine golf courses in the county.)

### **GARDENS & GROUNDS:**

We are informed that the property sits in approximately 3 Acres (to be confirmed)– comprising delightful, informally landscaped gardens and grounds with a wealth of mature shrubs and trees, ponds with water lilies and swaying rushes, and lawns running down to the clear waters of the River Loughor at the boundary. The property owns approximately 300 yards of Fishing Rights along the river (small brown trout being the main catch here). The famous Towy and Cothi rivers are within easy driving distance for keen anglers (subject to permits).

The River Loughor rises on the western side of the Black Mountain and travels south to the northern part of the Gower Peninsula, then turning west to its estuary at Burry Port on Carmarthen Bay – also known as the Burry Inlet. The area is famous for its cockles and salt marshes. The river forms part of the boundary between Carmarthenshire and Swansea County.

With its variety of habitats, the grounds are a haven for birds and other wildlife, providing year round interest and an area for after-dinner strolls and relaxation.



Overlooking the 14<sup>th</sup> Green of neighbouring Glynhir Golf Course



Summertime transforms the view across the property's grounds



**SERVICES:**

We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private system. The property has oil-fired central heating (two boilers – one for the hotel and a separate boiler for the owners’ residence) Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.



**VIEWING:**

By prior appointment with –  
**PROFILE HOMES**  
Tel: 01550 777790  
Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
Website: [www.profilehomes.com](http://www.profilehomes.com)

**ENERGY PERFORMANCE – Non-Domestic Building:**



## THE LOCATION:

This peaceful region at the fringe of the Black Mountain in Brecon Beacons National Park is rich in beauty, history, and wildlife, and there are numerous visitor attractions within easy driving distance.

**Llandybie** is 2½ miles to the west of the property, a thriving old village with a primary school, Spar convenience store, post office, chemist, pubs, and a fine church tower that can be seen for miles around. There is also a small railway station on the Heart of Wales country line that runs from Swansea to Shrewsbury over 121 miles through lovely scenery (Swansea provides regular inter-city services to Cardiff/London). Limestone quarrying was an important industry in the Llandybie area until 1999 – nowadays the disused Pentre Gwenlais quarry is part of the Carmel Woods National Nature Reserve (although the legendary sleeping warrior Owain Lawgoch still rests in a cave there, waiting to be called upon to free his land from oppression). The A483 passes by the village, providing easy access to Llandeilo to the north and Ammanford and the M4 Motorway to the south.

**Ammanford** is 3¼ miles southwards, one of the busiest towns in Carmarthenshire, standing at the confluence of two rivers, the Amman and the Loughor, and originally known as “Cross Inn”. It developed because of its location at the centre of the county’s anthracite coalfield, and still retains a flavour of its proud coal heritage. The town has undergone redevelopment and environmental improvements over the years and its economy today is boosted by commercial and manufacturing companies. It offers a good pedestrianised shopping centre on Quay Street, a Friday market, factory knitwear shops, a variety of restaurants and pubs, main post office, banks, a park, and bus and rail links, with the railway station being on the Heart of Wales line. There are doctor’s and dentists’ practices, supermarkets, a leisure centre with swimming pool, and Infant, Junior and Secondary Schools.

**Ffairfach** village near Llandeilo is about 5 miles northerly with a primary school and a secondary school (Tregib School) that serves the whole Llandeilo area, plus a shop, two pubs, and a small Heart of Wales railway halt.

**Llandeilo** is 5½ miles northwards, a popular town in the Towy Valley near the junction of the A483 road with the A40, with distinctive shops and galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, and Heart of Wales railway station. Llandeilo dates back to the 13<sup>th</sup> Century, the church and town being named after the 6<sup>th</sup> Century St. Teilo. Standing in an elevated situation on the banks of the River Towy, the town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18<sup>th</sup> Century as a market town and banking centre for cattle drovers. It once had corn and woollen mills as well as a tanning industry, and it is still an agricultural centre nowadays. The town retains its old world charm, with narrow streets, historic Georgian buildings, and a delightful single-span stone bridge over the river, built in 1848.

**Dinefwr Park** is just west of Llandeilo, with a 17<sup>th</sup> Century manor house (Newton House), woodland, mill pond, fallow deer and white cattle, and the Castle Woods Nature Reserve, which offers a walk to the ancient **Dinefwr Castle**, perched on a rocky crag commanding stunning views along the Towy Valley. This Welsh 12<sup>th</sup> Century castle was built by Lord Rhys (Rhys ap Gruffydd) and was the stronghold of the Princes of Deheubarth, rulers of south-west Wales in medieval times. It was later possessed by King Edward I as a royal fortress. The river meadows are a haven for a variety of birds and other wildlife.

**Brecon Beacons National Park** (established as a National Park in 1957) extends eastwards from Llandeilo to Hay-on-Wye on the English border, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and Black Mountains Range to the east. The scenery is spectacular with diverse countryside including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with softly rolling farmland and clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car. There are Castles at strategic points on the boundaries of the Park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen. Brecon, the ancient main town of the National Park is 32 miles north-easterly from the property, well known for its fortified medieval cathedral and annual jazz festival.

**Carreg Cennen Castle** is 4 miles or so north-easterly from the property, beyond the village of Trapp. The castle is an impressive sight, dramatically set atop a limestone outcrop at the fringe of the Black Mountain. There is evidence that the Romans occupied this high, defensive site for a time, but the first castle here was built by the Welsh Princes of Deheubarth in the late 12<sup>th</sup> Century, though nothing remains of their original buildings. The English King Edward I seized the castle in 1277 and one of his barons, John Giffard of Gloucestershire, had the fortress rebuilt during the late 13<sup>th</sup> and early 14<sup>th</sup> Centuries into the stronghold seen today. Interestingly, the castle has a natural cave beneath it in the limestone hill

**Cross Hands** is 7 miles south-west of the property, where the **A48** dual carriageway can be accessed – leading to Carmarthen in the west and linking to the **M4 Motorway** further south at Pont Abraham. Cross Hands comprises a bustling old village with a large, established Business & Retail Park on its outskirts, so provides a wide range of amenities including retail shops and commercial businesses, post office, bank, medical and dental centres, chemists, health & fitness club, cinema, and well known superstores.

**Gelli Aur (Golden Grove) Country Park** is 7½ miles north-west, with a mansion house surrounded by 60 acres of parkland, including an arboretum with some giant Redwoods, nature trails, and views across the Towy Valley. The Golden Grove estate dates back to the 16<sup>th</sup> Century when it covered a huge area and belonged to the wealthy Vaughan family. It passed into the ownership of the Earls of Cawdor in the 19<sup>th</sup> Century, who lived there until the 1940s. Nowadays, what remains of the estate is managed by the county council. The restored **Gardens of Aberglasney** are about 8½ miles north-west, near Llangathen. Aberglasney's origins are shrouded in mystery but the house and estate may date back to 1470. The historic gardens became neglected and "lost in time" after the war, then in the mid-1990's restoration work began to bring the estate back to its former glory. The yew tunnel is about 250 years old.

**Dryslwyn Castle** is 9 miles north-west, standing atop a hill overlooking the river Towy. This Welsh castle was built and occupied by the Princes of Deheubarth on the site of an iron age hill fort around 1245. There was a famous siege of the castle by King Edward I's forces in 1287, and many of his men were crushed by the falling walls as the castle was destroyed.

**The celebrated National Botanic Garden of Wales** is 10½ miles north-westerly near Llanarthne, set in the former 18<sup>th</sup> Century park of Middleton Hall, a nature attraction and famous centre for botanic science, helping to conserve some of the world's rare plants, and enjoying superb views. There are various gardens to see as well as the renowned Great Glass House designed by Norman Foster with its own Mediterranean climate. **Paxton's Tower** overlooks the village of Llanarthne, a landmark gothic-style, turreted folly built c.1810 as a memorial to Lord Nelson and the Battle of Trafalgar in 1805, standing on top of a hill commanding stunning views across the Botanic Gardens and the Towy Valley.

**Carmarthen** is 17½ miles westwards, the ancient county town and commercial centre on the meandering Towy River, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Debenhams, Next, Monsoon, Curry's, Tesco, Argos, along with a multi-screen cinema, pubs, clubs, hotels, restaurants, theatre, art galleries, leisure centre, swimming pool, schools, University college, and heritage centre. The West Wales General Hospital is situated at the edge of town at Glangwili, and the County Museum is on the outskirts at Abergwili. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen and the remains of a Norman castle built circa 1094 overlook the town and the Towy just before it begins its 12 mile long estuary down to the bay. Carmarthen's 18-hole Golf Course is a few miles north of town and Carmarthen Showground is on the south-western outskirts, home to the Welsh Dairy Show.

**Llanelli** is 15½ miles south-westerly, an attractive town on the Burry Inlet, and well known for its proud rugby tradition. This is the largest town in Carmarthenshire, and has a number of satellite villages collectively known as "Llanelli Rural". The town provides good shopping amenities with various supermarkets, and a large covered market (the origins of the marketplace date back to the 13<sup>th</sup> Century), schools, F.E. college, theatre/cinema, pubs and restaurants, medical and dental services, and the Prince Philip Hospital at the edge of town. There is also a leisure centre with swimming pool, sports hall, etc. The town largely developed around the coal mining, tinplate and steel industries, but these were in decline by the 1970s. There are several buildings of architectural interest, including the impressive 19<sup>th</sup> Century Town Hall with its parapets and clock tower, and Llanelli House, a Georgian building dating back to c.1714. The town has a railway station on the West Wales line, and is linked to the M4 via the A4138.

**The Millennium Coastal Park** is at Llanelli's shoreline, opened in 2002, offering extensive beaches, dunes, salt marshes, water sports centre, fishing lakes, woodlands, public art, golf course, visitor centre, superb views, and a long connecting footpath and cycle track (the Millennium Coastal Path). Some 2,000 acres of neglected wasteland was reclaimed along about 13 miles of coastline to bring back the natural seashore environment for people and wildlife to enjoy. **The National Wetlands Centre** is near Penclacwydd on the south-eastern outskirts of Llanelli – a nature conservation reserve at the edge of the Loughor Estuary (Burry Inlet), with marshes, lakes and reed beds where the little egret, ducks, swans, geese, and a variety of other wild birds can be seen. The River Loughor forms part of the boundary between Swansea County and Carmarthenshire, and the Estuary is well known for its cockles and salt marshes.

**Pembrey Forest Country Park** is about 20 miles from the property south-westerly, providing hundreds of acres of parkland and forestry with walks, nature trails and picnic areas, pony trekking, cycling, and a dry ski slope. The Park adjoins the peaceful, sand-duned, 7 mile expanse of **Cefn Sidan Beach** stretching across the Pembrey peninsula south of the Gwendraeth estuary. **Pembrey Circuit** is nearby, for motor sports, autocross, go-karting, and 4x4.

**Swansea**, the second largest city in Wales, is 18½ miles south, with plenty of shopping and leisure amenities, a large indoor market, schools and university, general district hospital, the Wales National Swimming Pool (Olympic-size), theatres, concert halls and museums, bus and railway stations (West Wales, Heart of Wales London-Paddington), and a good night life with numerous clubs, bars, cafes and restaurants. Beautifully set on the sweeping Swansea Bay shoreline, the city has sandy beaches with safe bathing, an excellent Yachting Marina and Maritime Quarter, waterfront bars and eateries, museums, art galleries, the National Literature Centre (dedicated to Dylan Thomas, who was born in Swansea), and an observatory. Swansea has three Grade 1 listed buildings – the Guildhall, Swansea Castle, and the Morriston Tabernade – and a number of fine public parks, including the extensive Clyne Gardens & Country Park with follies, streams, bridges, and Clyne Castle, as well as superb views across the bay, and Singleton Park which has a Swiss cottage, boating lake, and botanical and herb gardens. Swansea has easy access to the M4 Motorway.

**The Gower Peninsula** juts out to sea between Llanelli and Swansea, the first designated “Area of Outstanding Natural Beauty” in Britain (in 1956), a region rich in history, nature reserves, glorious landscapes and vistas, with a magnificent coastline that includes wildlife estuary seashores, sweeping sandy bays, secluded coves, and dramatic limestone cliffs. The popular Gower resort of The Mumbles is 21½ miles south of the property and Rhossili and Worm’s Head at the very tip are about 30 miles south-westerly.

**Cardigan Bay** is about an hour’s drive north-westerly, famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves.

**Oakwood Leisure Park**, one of the UK’s top theme parks, is about 40 miles westerly with the CC2000 Crystal Maze and Bowling Alley nearby.

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**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor’s inspections and their Solicitor’s enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

#### **PROFILE HOMES**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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