

Ref: 0hau51

Haulwen Lodge, Ffairfach, Llandeilo, Carmarthenshire, SA19 6PT.

**A very desirable 6 Bedroom Country Residence with fabulous far reaching views. 2 Bedroom Barn Conversion and 1 Bedroom Cottage. The whole has ECO friendly credentials. Close to Llandeilo and on the periphery of the Brecon Beacons National Park. Set in circa 7½ acres of land.**

Llandeilo 2½ miles, Llandovery 15 miles, Carmarthen 16 miles, M4 Motorway 9½ miles.



This impressive handsome house offer capacious accommodation and together with the 2 bedroom barn conversion and 1 bedroom cottage would be ideal for an extended family. Benefitting from a ground source heat pump and solar panel systems, the property in brief comprises :-

**Haulwen Lodge - Main Residence:** Ground Floor: full width Sun Room, Hallway, Kitchen, Dining Room, Lounge and Shower room. First Floor: 3 Bedrooms, Office and Bathroom. Second Floor: 3 Bedrooms and Bathroom.

**The Barn:** An attractive split level barn conversion comprising: Open Plan Kitchen Dining Room and Lounge, 2 Bedrooms, a Wet Room, and raised decking sited to take full advantage of the available far reaching views.

**The Cottage:** Re-instated by the current owners, refurbished, extended and beautifully presented. Accommodation on one level, comprising:- Kitchen/Dining Room, Lounge, Bedroom, and Bathroom. Utility and Store Rooms below.

**Buildings:** Detached Office, (Bijou barn conversion), Detached Arts and Crafts Studio with sizeable storage area below, Indoor Heated Swimming Pool, Implement/Storage Shed, Polytunnel.

**Land:** Circa 7.5 acres (to be confirmed). Recently planted woodland, Grazing land bounded by many mature trees providing natural shelter and interest. Flower and vegetable areas with further soft fruit and orchard plantings. Seating areas taking advantage of the scenic surroundings.

**Location:** In a private position close to the western perimeter of the Brecon Beacons National Park. The village of Ffairfach is 2 miles away and has a primary school and secondary school. There is a pub, large agricultural and equine store, butcher's shop and a small village shop, and a Heart of Wales line railway station. Further town amenities are provided by Llandeilo, 2½ miles, Llandovery 15 miles, (Llandovery college provides private education). The county town of Carmarthen is 16 miles away.

**Price Guide: £990,000**

## HAULWEN LODGE - THE MAIN RESIDENCE

This capacious residence provides accommodation on three levels.

### Ground Floor –

- SUN ROOM:** 34'7" x 5'4". Traditional tiled floor. Double French doors to the front and doors either side. Full width windows to the fore. Door into the hallway.
- HALLWAY:** 15'9" x 6'3". Traditional tiled floor. Staircase to the first floor, understairs cupboard and doors to:-
- DINING ROOM:** 15'5" x 12'6". Exposed floorboards. Bay Window to the front aspect . Fireplace with timber mantle and surround housing a log burning stove on a slate hearth.
- LOUNGE:** 15'5" x 12'2". Bay window to the front aspect. Former fireplace, (unused), timber mantle and surround with a slate hearth. Door to the kitchen.
- KITCHEN:** 16'6" x 9'. (The whole including the cloaks area and storage measures 33'10" x 9'). A bespoke wood kitchen with base units and matching larder units with drawers, ample worksurfaces, Belfast style sink and mixer tap. Space for a fridge and/or freezer. Cooker control point with space for a range style cooker. Chimney hood style extractor hood over. Serving hatch to the dining room. Dual aspect - window to the rear and to the side. External rear door. To one side of the kitchen there is a cloaks hanging area, store area and further window to the rear. Lino flooring.
- SHOWER ROOM:** 7'7" x 6'. Large shower enclosure, pedestal wash hand basin and W.C. Heated towel rail, extractor fan and tile effect flooring.

### First Floor –

- FRONT LANDING:** A staircase from the hallway leads to a split landing with exposed floorboarding. From the front landing, doors to:-
- BEDROOM:** 16'7" x 12'3". Window to the front with far-reaching countryside views.
- BEDROOM:** 16'7" x 13'7". Window to the front, again with superb views.
- OFFICE:** 5'11"x 4'9". Window to the front also with lovely panoramic views.
- REAR LANDING:** Window to the rear. Cupboard. Staircase to the second floor. Doors to:-
- BEDROOM:** 13'1" x 9'. Built in cupboard housing the water cylinder. Further cupboard, window to the rear.
- BATHROOM:** 9' x 8'9". Roll top bath with shower attachment, shower enclosure, pedestal wash hand basin, fitted mirror, W.C. Exposed floorboards, extractor fan and window to the rear.

## Second Floor –

- LANDING:** Velux style window to the rear, loft access and doors to:-
- BEDROOM :** 15'6" x 12'2". Built in wardrobe. Window to the front with superb far-reaching views.
- BEDROOM:** 15'4" x 13'. Built in wardrobe. Window to the front with superb views.
- BEDROOM:** 7'10" x 5'10". Window to the front also with beautiful far reaching views.
- BATHROOM:** 12'8" x 3'7". Corner bath, vanity unit with inset wash hand basin, W.C. Velux style window to the rear. Access to eaves storage space.

## THE BARN



A Superb detached stone barn conversion offering light and airy split - level accommodation. Underfloor heating and tiled flooring throughout. A large external decked area provides a wonderful place to sit and enjoy the far reaching countryside views across the sweeping lawned area to the fore.

- ENTRANCE HALLWAY:** Tiled floor. Airing cupboard. Window to the front and steps each way access the split level accommodation as follows:-
- OPEN-PLAN KITCHEN/DINING ROOM/LOUNGE:** 23'10" x 11'3". Light Oak fitted kitchen with 1½ bowl sink with mixer tap and granite effect worksurfaces. Built in oven and built in microwave, induction hob with stainless steel extractor hood over. Integral concealed fridge and freezer. Recess with built in cupboards. Wood burning stove. French doors to the end elevation which access a lovely decked balcony, two windows to the front, further window to the rear.

- BEDROOM:** 12'8" x 11'11". Built in wardrobes and storage units. Dual aspect, window to the front and French doors to the rear. Further small window to the end elevation.
- BEDROOM:** 8'6" x 5'9". Built in wardrobes and storage units. Window and external door to the rear garden area.
- WET ROOM:** 8'6" x 5'9". Shower, vanity unit with wash hand basin and W.C. Fully tiled walls and floor. Window to the rear. Extractor fan.

## THE COTTAGE



This former detached cottage has been lovingly re-instated, refurbished and extended and provides a delightful home with the accommodation being all on one level. There is underfloor heating and tiled flooring throughout. The cottage has its own small lawn at the rear and to the fore a lovely stone wall enclosed patio.

- REAR PORCH:** 5'9" x 4'2". Cloaks hanging area and half glazed external stable door. Door into the kitchen/dining room.
- KITCHEN/DINING ROOM:** 21'11" x 10'9". Featuring a vaulted ceiling with exposed A frames and purlins. The fitted kitchen has granite effect worksurfaces, and a 1½ bowl stainless steel sink. There is a fitted LPG Gas hob with concealed extractor over, built-in oven and integral concealed fridge and freezer. Log burning stove. Double fully glazed doors to the front. Window to the end elevation.
- LOUNGE:** 8'11" x 8'3". Display recess with shelving and cupboard below. Door to the inner hallway.
- HALLWAY:** Window to the front. Doors to:-
- BEDROOM:** 12'5" x 8'3". Built-in wardrobes. Window to the front. Loft access.

**BATHROOM:** 6'5" x 5'5". P shaped bath with shower over and shower screen. Pedestal wash hand basin and W.C. Fitted mirror fronted medicine cabinet. Extractor fan. Heated towel rail.

**COTTAGE LOWER LEVEL:** Accessed externally adjacent to the rear of Haulwen Lodge:-

**TWO UTILITY ROOMS:** 9'7" x 8'6" and 8'5" x 7'5". Stainless steel sink and base units, plumbing and space for a washing machine and tumble dryer. Water cylinders for the cottage and swimming pool heating systems...more information from vendors/the agent.

**STORE ROOM 1:** 9'7" x 4'1".

**STORE ROOM 2:** 9'5" x 8'6". Housing the 'Mastertherm' ground source heat pump.

### **N.B. Floor plans for all residences on pages 8-10**

## **EXTERNALLY**

**THE APPROACH** The property is set well back off the A483 in an elevated position with a C.130 yard sweeping driveway which culminates at the residences where there is ample parking and turning space for numerous vehicles.

**DETACHED OFFICE:** 14'6" x 7'8". This delightful barn conversion is heated by a log burning stove providing a welcoming, quiet space to work. Outside, there is an electric vehicle charging point.

**ARTS & CRAFTS STUDIO:** 32'8" x 14'. This former outbuilding has been adapted to provide a spacious and light arts and craft studio with a stainless steel sink and counter/work bench, storage space. Power, lighting and water connected. Six double glazed windows to the rear and two double glazed windows and door to the front. Further window to the end elevation. An ideal artist's studio and/or craft room. To the side of the studio is a detached small brick built garden store measuring 6' x 5'6".

**LOWER LEVEL STORAGE:** Below the studio footprint there is a sizeable storage space with covered area to the fore.

**FARM BUILDING:** 34' x 25'. Steel and timber framed open fronted outbuilding with corrugated roof and side panels. Useful tractor shed/implement store and garaging.

**INDOOR HEATED SWIMMING POOL:** 54' x 25' overall building size. Full width glazing and doors to the front. Lovely heated swimming pool which we understand has a maximum depth of 6'6". An extensive paved area on all sides from where you can access the shower room and a separate cloakroom.

**GARDENS & LAND:** Sweeping lawns to the front and extensive grass areas to the rear. There are numerous seating areas sited to enjoy the surroundings and the views, together with areas designated for horticultural purposes along with a polytunnel.

The property's land extends we are informed to some 7.5 acres which is a mix of grazing land, some sloping in nature, with copses, shelter belts, and indigenous planted woodland.

**SERVICES:**

We understand that the property is connected to mains electricity and has mains water with the added benefit of a 9,000 litre rainwater harvesting tank. There are two private septic tank drainage systems.. Heating is provided by a ground source heat pump system together with solar panels providing hot water. The solar PV panels feed into the electric used by house, barn, cottage and EV charging point. Further details available with the agent/vendors. Telephone is understood to be connected and there is a broadband contract with a local service supplier, these services should be available to purchasers subject to the usual transfer arrangements/ new contractual agreement.

**COUNCIL TAX:**

We understand that the whole property is within council tax band F. (Carmarthenshire County Council).

**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:**

**Only by prior appointment with the Sole Selling Agents –**

**PROFILE HOMES**

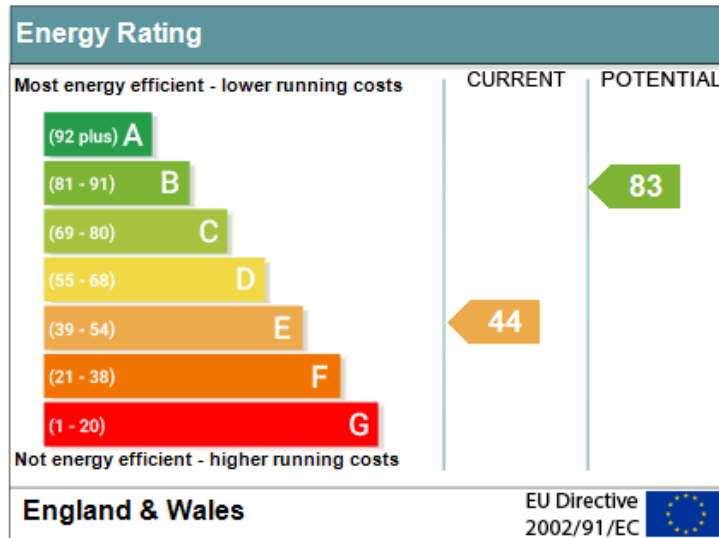
**Tel: 01550 777790**

**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**

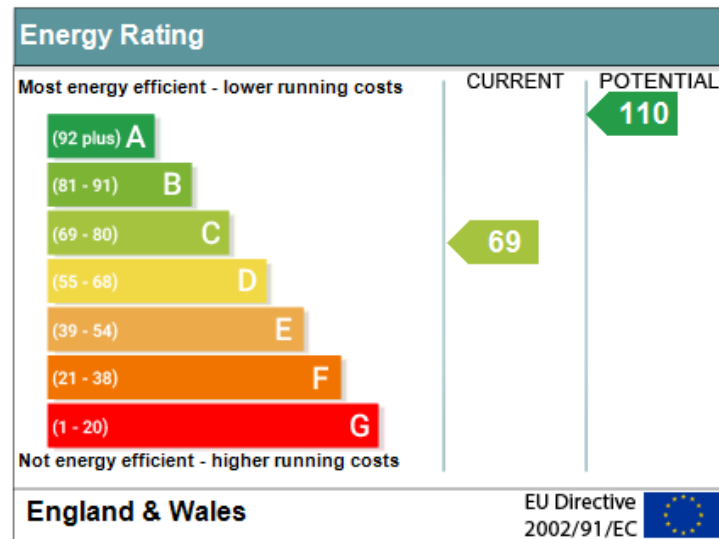
**Website: [www.profilehomes.com](http://www.profilehomes.com)**



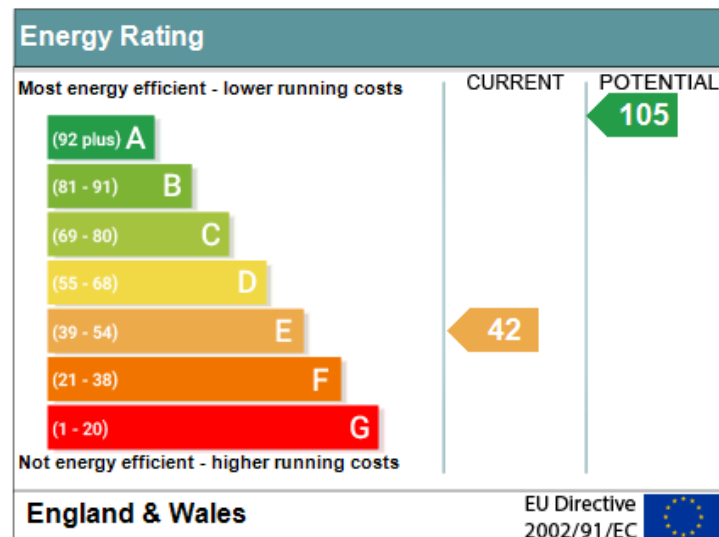
Address: Haulwen Lodge, Ffairfach, LLANDEILO, SA19 6PT  
 RRN: 8600-7049-0222-1396-3743



Address: The Barn, Ffairfach, Llandeilo, SA19 6PT  
 RRN: 9444-3007-1207-4254-5200

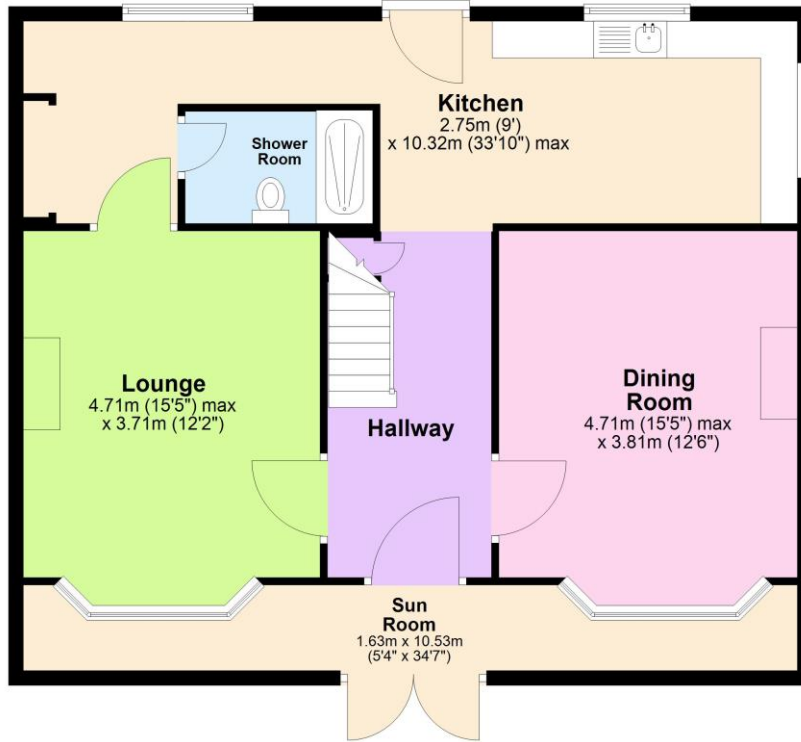


Address: The Cottage, Ffairfach, LLANDEILO, SA19 6PT  
 RRN: 9845-3036-4207-2834-0200



### Haulwen Lodge Ground Floor

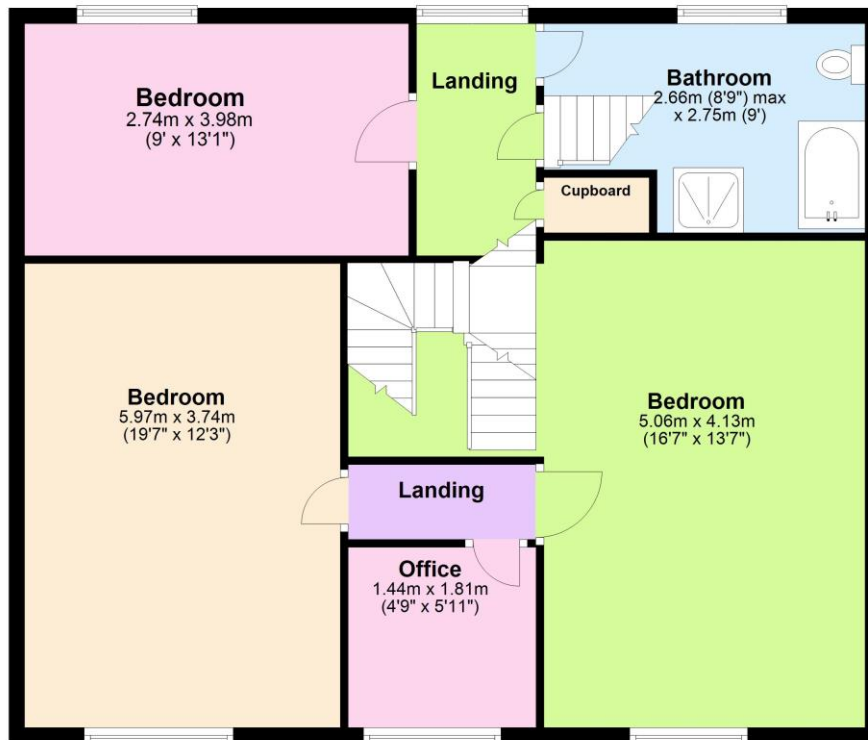
Approx. 88.8 sq. metres (955.9 sq. feet)



Total area: approx. 169.4 sq. metres (1823.1 sq. feet)

### Haulwen Lodge First Floor

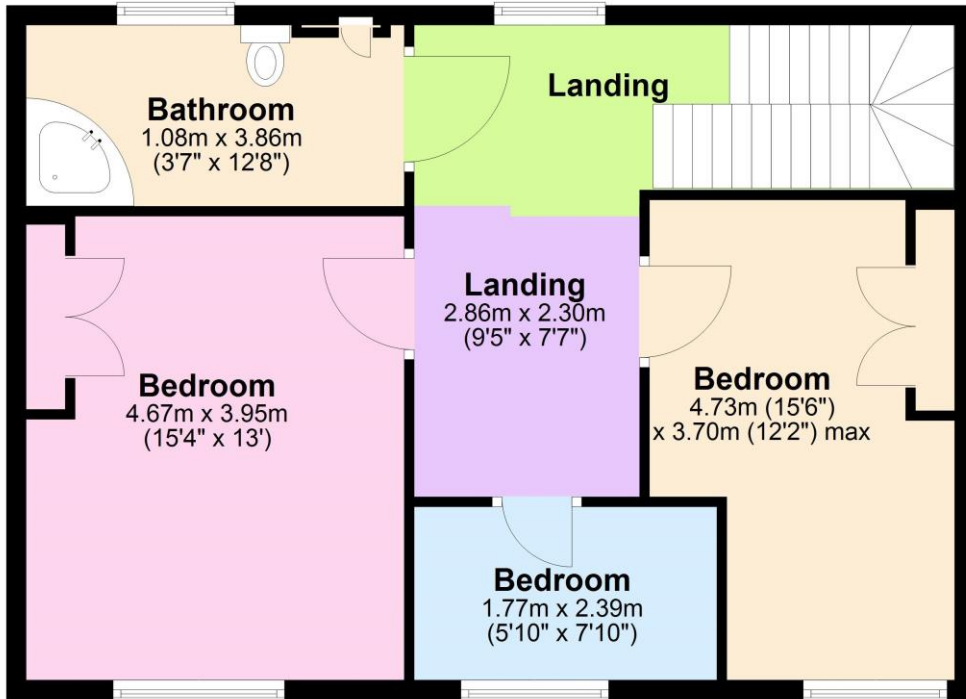
Approx. 80.6 sq. metres (867.2 sq. feet)





## Haulwen Lodge Top Floor

Approx. 61.9 sq. metres (666.2 sq. feet)



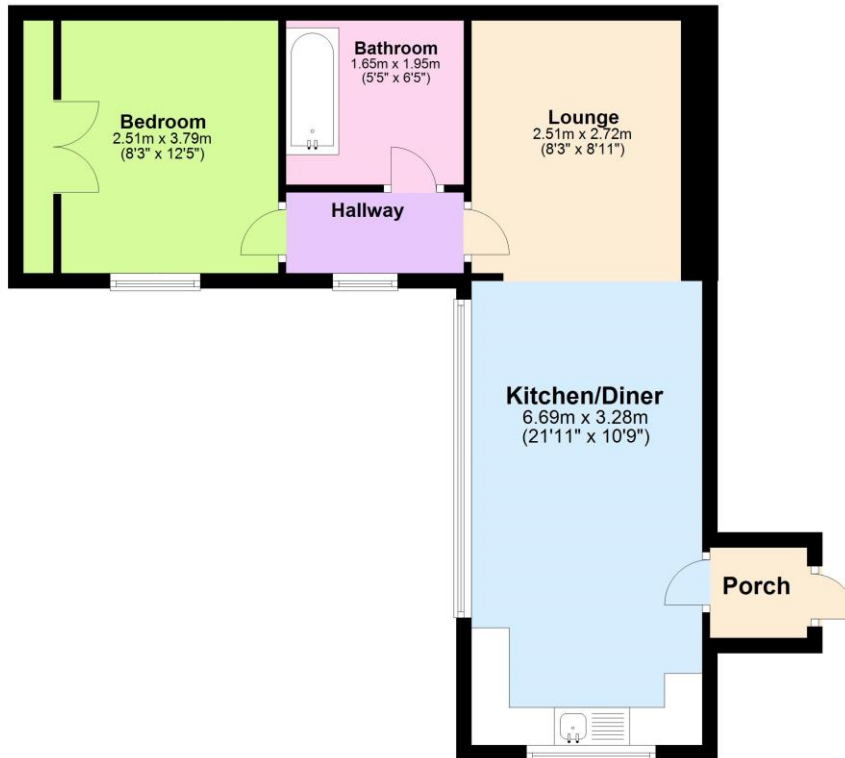
### The Barn

Approx. 54.0 sq. metres (581.4 sq. feet)



### The Cottage

Approx. 46.9 sq. metres (504.7 sq. feet)



## THE LOCATION:

**The property** is conveniently situated 130 yards or so back from the A483 allowing for easy access to Ffairfach and Llandeilo which are 2 and 2.5 miles respectively. 'Bro Dinefwr' secondary school is in Ffairfach, there is also a primary school, railway station, a pub, a very large agricultural and equine store, a butcher's shop and a small village store. Further facilities can be found in the pretty town of Llandeilo just beyond Ffairfach.

**Llandeilo** is a small, historic town with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, schools, churches, and railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. Llandeilo dates back to the 13<sup>th</sup> Century and occupies an elevated position by the River Towy and the Black Mountain. The area has many visitor attractions including the Dinefwr Estate with National Nature Reserve, an Historic house with 18th-century landscaped park, medieval deer park and Castle. Aberglasney Gardens is only 6 miles away, and The National Botanic Garden of Wales is 11 miles distant.

**The Brecon Beacons National Park** extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and the Black Mountains Range to the east. The scenery is diverse and spectacular, with high mountain peaks, open moorland, lakes, rivers, waterfalls, and historic castles at strategic points on the boundaries.

**Llandovery** is 15 miles from the property in the upper Towy Valley, surrounded by hills at the north-western edge of the National Park. It offers a good selection of shops, a supermarket, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small cottage hospital with an X Ray department, a primary school, bus service, and a Heart of Wales railway station. The High Street is part of the A40, and the A483 can be accessed here. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well-known public school (Llandovery College).

**Carmarthen** is 16 miles away, the busy 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, Next, Morrisons, Tesco, etc., as well as a multi-screen cinema, art galleries, theatre, leisure centre, swimming pool, university college, heritage centre, and a general hospital and county museum on the outskirts. The town is served by good rail links through Swansea to Cardiff-Paddington, 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 river.

**The Coast** is less than an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay. There are also secluded coves dotted along the coastline. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a vast, 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further, with a stunning coastline and beautiful unspoilt landscapes.

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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

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