



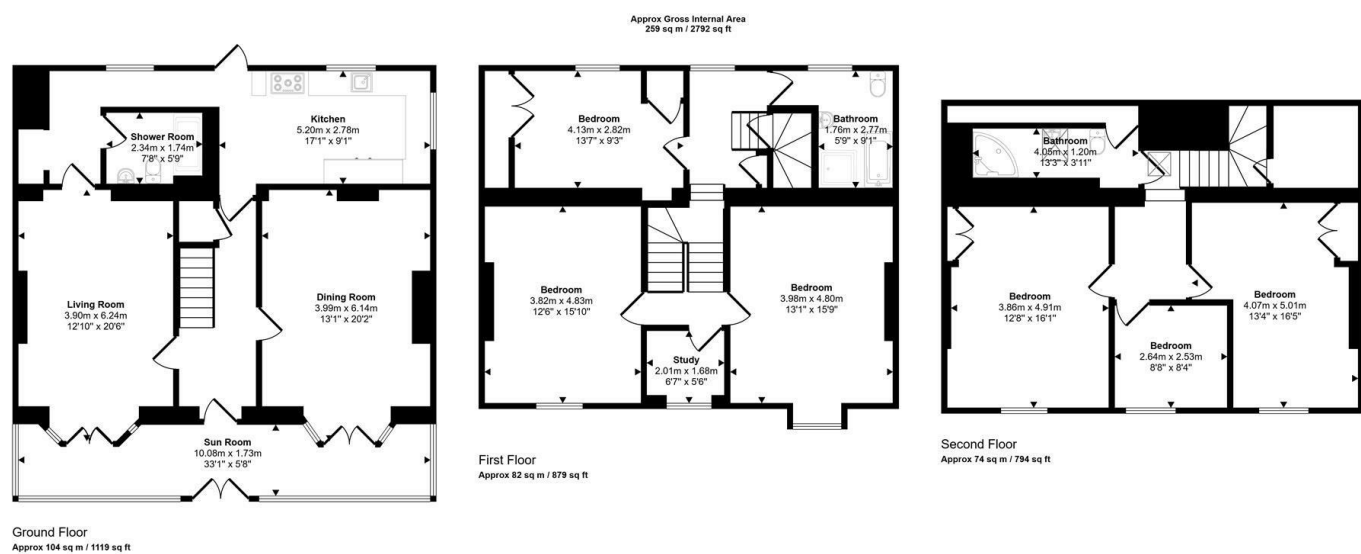
0345 094 3006

[finest@westwalesproperties.co.uk](mailto:finest@westwalesproperties.co.uk)

[westwalesfinestproperties.co.uk](http://westwalesfinestproperties.co.uk)



*THE AGENT WITH THE  
LONDON CONNECTION*



**Haulwen Lodge Ffairfach, Llandeilo, SA19 6PT**

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

- **SIX BEDROOM HOUSE**
- **10 METRE INDOOR SWIMMING POOL**
- **SOLAR PANELS**
- **POTENTIAL HOLIDAY LETS SUBJECT TO PLANNING**
- **GROUND SOURCE HEAT PUMP**
- **ONE & TWO BED COTTAGES/BARN CONVERSION**
- **7.5 ACRES APPROXIMATELY**
- **PANORAMIC VIEWS**
- **RURAL LOCATION**
- **EPC E, D, E**

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Email: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)  
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**£950,000**



**We Say...**

Situated in the heart of the Towy valley within approximately three miles of the bustling market town of Llandeilo with its boutique shops, schools and amenities, you will find the unique Haulwen meaning Sunshine in welsh.

The historic six bedroom property is believed to have been built in the 18th century and has been added to and updated over the years. The property and cottages have been converted by the current owners to add additional two bedroom converted bungalow and one-bedroom cottage. The main property is four to five bedrooms boasting a impressive sun room, multiple reception rooms and kitchen. The property is on an eco-friendly heating and hot water system of ground source heating and solar panels.

The original barn, milking parlour and pig sty were lovingly converted by the current owners to a two-bedroom property with open kitchen/lounge/diner. This too benefits from the same eco-friendly heating system. The property benefits from ample parking and has space for its own garden should this be needed.

The one bedroom detached cottage has been converted and updated over the last 15 years and the accommodation briefly comprises; kitchen/living area, dining area, bedroom and bathroom. This property too shares the same heating and hot water system.

Externally the property comes into its own with approximately 7.5 acres of land, indoor heated swimming pool with changing rooms. Separate outbuilding over two floors- the bottom floor is currently being utilised as a workshop/storage space and the upper floor ideal for an outdoor gym or studio. There is an additional former dairy which has been converted to an office with power and lighting & dutch barn for further storage. With a sweeping drive up to the property and panoramic views this is one to be viewed to be fully appreciated with opportunity for multi-generational living or income potential subject to the relevant planning requirements.



**Haulwen House**





DIRECTIONS

From Llandeilo take the A483 towards Ammanford, following the road for approximately 2.5 miles you will pass a car/machinery garage on the left hand side - you will then take your second left after this up the drive of Haulwen denoted by our for sale board.

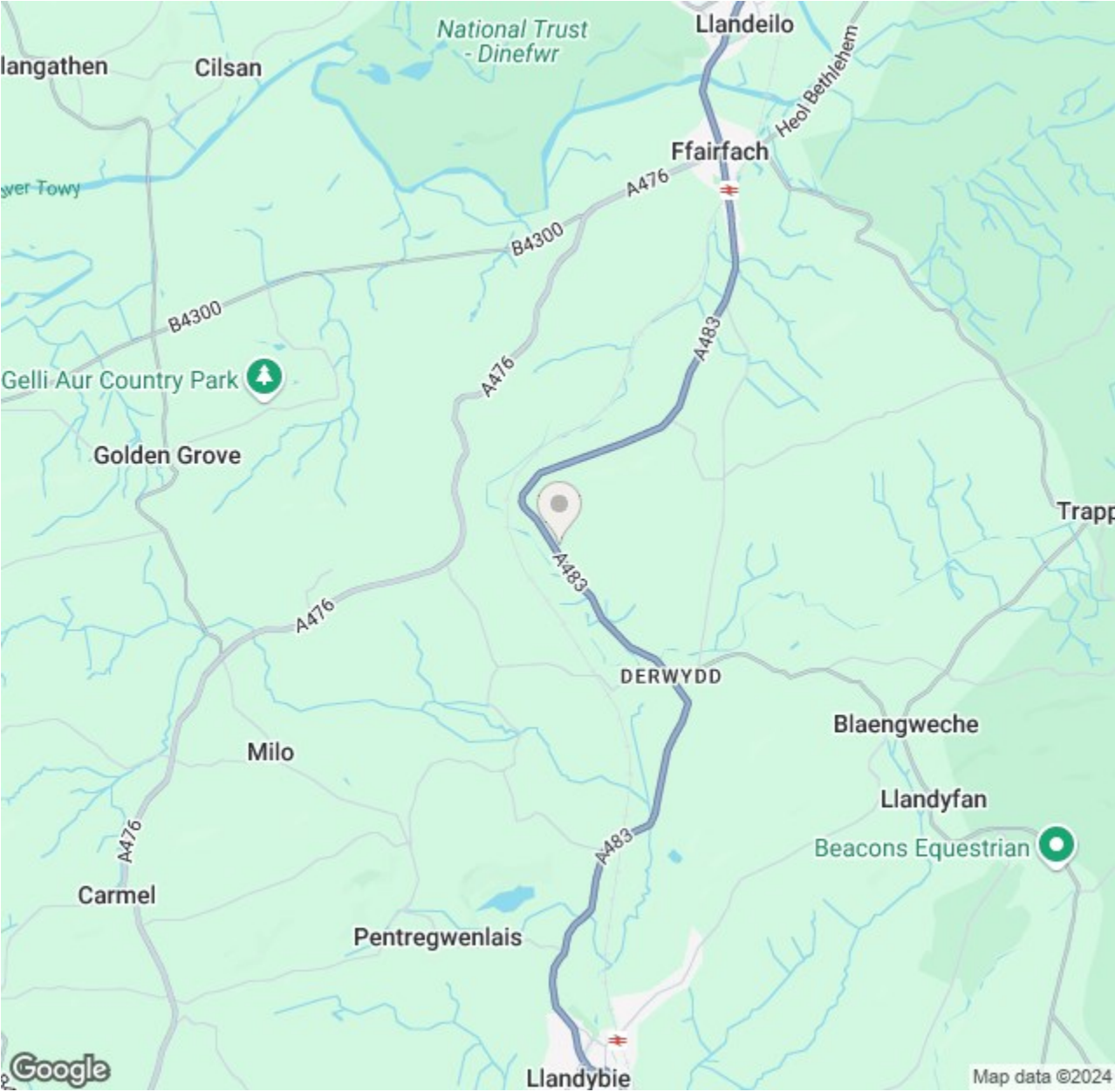
GENERAL INFORMATION

GENERAL INFORMATION  
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band E  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWPProps  
<https://www.facebook.com/westwalesproperties/>  
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only.  
Dimensions are approximate. NOT TO SCALE.  
IRK/REM/11/24 DRAFT

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



AERIAL VIEW





Two Bedroom Barn



One Bedroom Cottage

