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Offers Over **£900,000**

# Haulwen Lodge

*Cennen Valley, Carmarthenshire*

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A Private 7.5 Acre Cennen Valley Estate with Stunning Views  
3 Homes in 1 | 10m Indoor Pool | Studio | Eco | Garage / Workshop

Originally an 18th century residence, Haulwen Lodge has evolved into a remarkable lifestyle estate where period character, modern sustainability and multi-generational living come together in one exceptional setting....



## Haulwen Lodge

Set within approximately 7.5 acres of gently sloping land and enjoying far-reaching views across the Cennen Valley, Haulwen Lodge is a rare opportunity to secure a substantial and highly adaptable country estate with three independent homes on one title.

*Perfect for Multi Generational Living.*

## Features

3 character homes on one title: 6 bed main house, 2 bed stone barn and 1 bed cottage.

7.5 acres of gently sloping land with private stream. (Grade 3b)

Stunning views and total privacy.

10m indoor heated swimming pool.

9.9m insulated studio space.

9.9m enclosed garage / workshop.

Dark Skies location with no light pollution.

Ultra-efficient eco infrastructure.

# The Main House

## Ground Floor

Approximately 258sqm, the main house is a handsome period residence that combines 19th century elegance with a beautifully practical layout and a south-westerly aspect that draws in light throughout the day.

The ground floor begins with a magnificent sunroom stretching across the front of the property, creating a striking gallery like space with panoramic views over the valley.

From here, the dining room offers a superb setting for entertaining, complete with full-length French doors, decorative cornicing, ceiling roses and an ornate fireplace with wood burner.

The living room continues the theme of refined period living, with French doors into the sunroom, a feature fireplace and timeless detailing that gives the room warmth and character. The kitchen has a classic country feel, finished in cream with a double range cooker, Corian composite worktops and a breakfast bar for relaxed everyday use.





## The Main House

### First and Second Floors

The first floor provides three generous double bedrooms, a study or box room and a family bathroom with a freestanding roll-top bath and separate shower.

The second floor offers a more secluded feel, ideal for older children, guests or a private suite, with three further bedrooms and a bathroom set beneath sloping ceilings and exposed beams.

This layout gives the main residence genuine flexibility, allowing it to function equally well as a family home, guest accommodation or a full multigenerational layout.

**6 Beds | 2 Reception Rooms | 3 Bathrooms**





## The Utility Block

### Utility Room, Boiler Room, Storage & Stone Office

A highly practical range of supporting spaces enhances the day-to-day running of the estate, including a detached utility block, that sits beneath the Cottage.

A utility room, dedicated boiler / plant room, an additional storage space currently used as the recycling room and a separate stone office building.

The separate stone office, a detached building that offers an ideal setting for home working, creative projects, or quiet retreat away from the main accommodation.



# Stone Barn

**2 Beds | Wet Room | Open Plan Living**

The two-bedroom stone barn is a beautifully considered single-storey home that blends rustic character with contemporary comfort. The whole of the ground floor features a full-zone underfloor heating system

An open-plan kitchen and living area forms the heart of the property, with a vaulted ceiling, feature log burner and double patio doors opening directly onto a private deck with countryside views.

The principal bedroom includes fitted wardrobes and private garden access, while the second bedroom and wet room complete a home that feels entirely independent, with its own garden and elevated outdoor space.





# The Cottage

## Self Contained Cottage

1 bed | Open plan Living

The one bedroom cottage is a delightful hideaway that delivers more space and style than its footprint suggests.

A vaulted living and kitchen area with exposed beams creates a bright, uplifting atmosphere, while bifold doors open the room to a private walled patio and garden for effortless indoor-outdoor living.

The property benefits from underfloor heating across the whole of the ground floor.

With a separate dining room space, double bedroom, modern bathroom and log burner, it is a fully self-contained home suited to guests, extended family or letting potential. (subject to any planning requirements)





## Wellness and Leisure

The wellness wing is a standout feature, housing a 10m heated swimming pool within a 15m leisure building.

The pool is filled via the private water collection system and heated by solar panels, helping to keep running costs to a minimum.

Six sets of glass double doors frame the Cennen Valley views and fill the space with natural light, while the adjoining patio and balustrade create plenty of room for relaxing around the pool.

The space also includes a WC and shower / changing room area, making it ideal for family use, entertaining or retreat-style living.

The additional studio space offers impressive flexibility as a yoga studio, gym, art space or professional workspace, while the integrated garage / workshop provides secure practical storage and business potential.



View from Pool



AI Example - Yoga Studio

## The Land

The land extends to approximately 7.5 acres and has been carefully arranged to support a productive, self-sufficient lifestyle. The estate comprises gently sloping, productive Grade 3b agricultural land and a private woodland area, offering a versatile blend of grazing and amenity space.

Features include a private stream, orchard, polytunnel, open barn, stone tool shed and bespoke water collection system serving the utility room and swimming pool.

The estate is fully private and not overlooked, with each dwelling enjoying its own garden and seating area, making it especially well suited to multi-generational living or a home with guest accommodation.





## Location

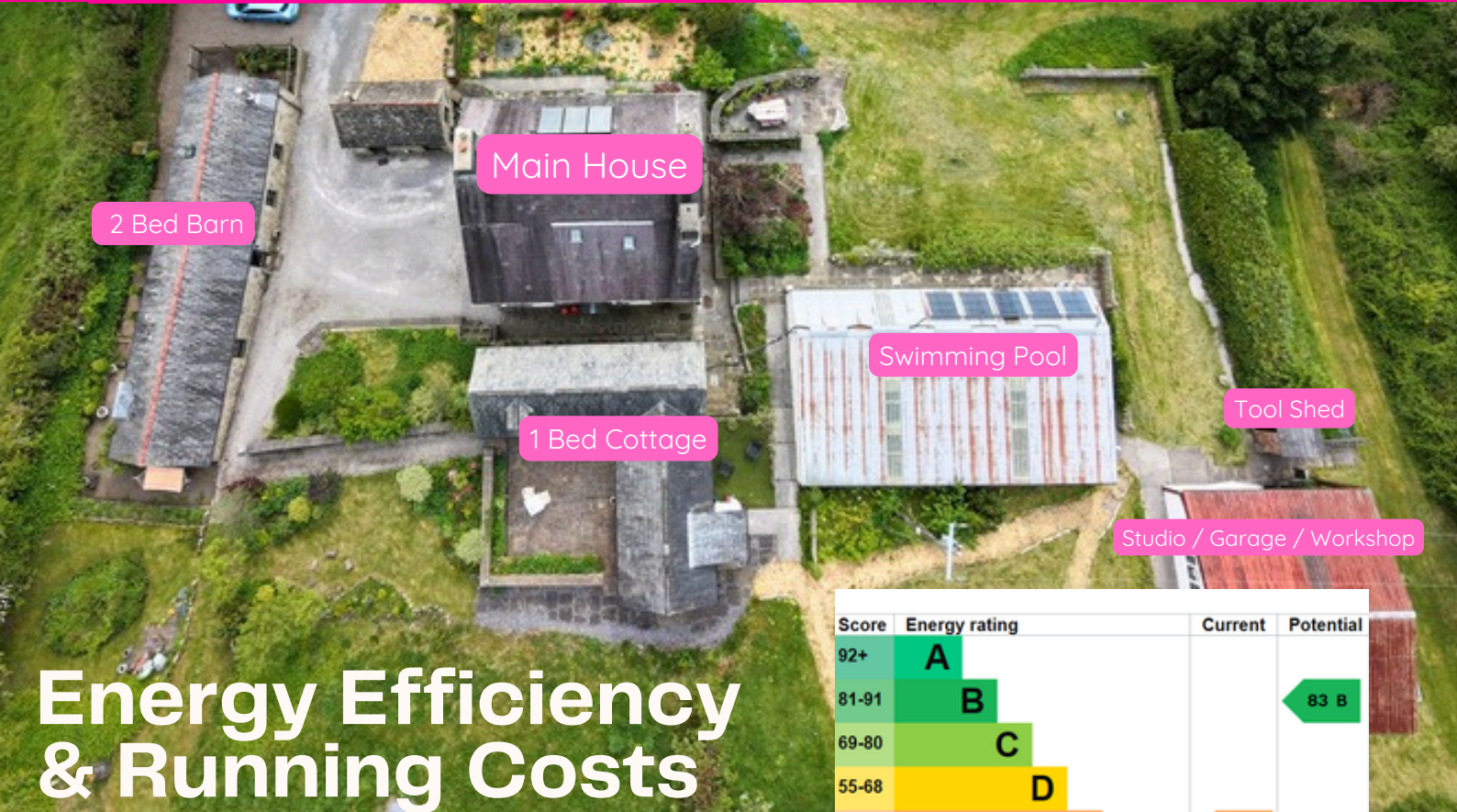
Haulwen Lodge enjoys a highly desirable position in the Cennen Valley, offering a rare blend of seclusion and accessibility.

Llandeilo is just around 10 minutes away and brings together boutique shops, excellent restaurants and a strong sense of local character.

The estate is also well placed for access to Bannau Brycheiniog National Park, Carreg Cennen Castle and the wider A48 / M4 corridor.

For commuters and travellers, Llandeilo Train Station provides scenic rail links via the Heart of Wales line, including connections through to Swansea and London Paddington.





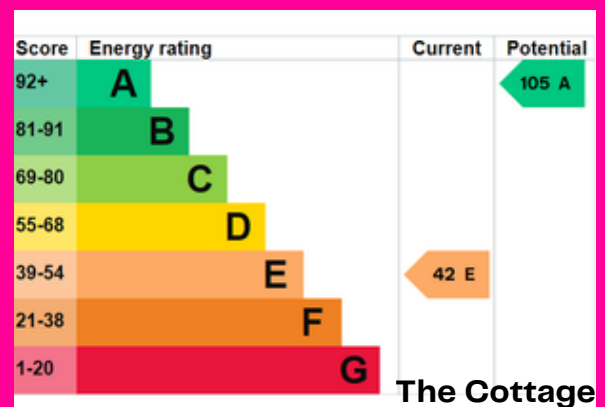
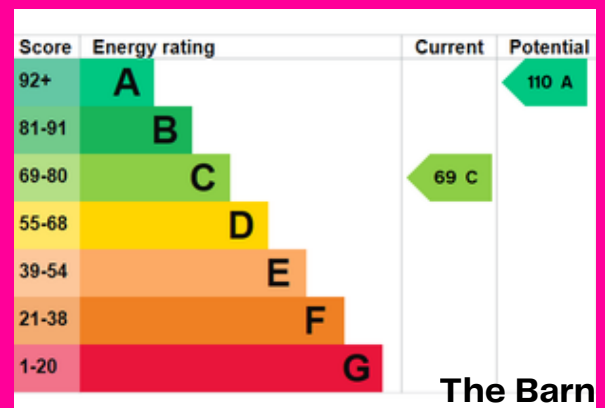
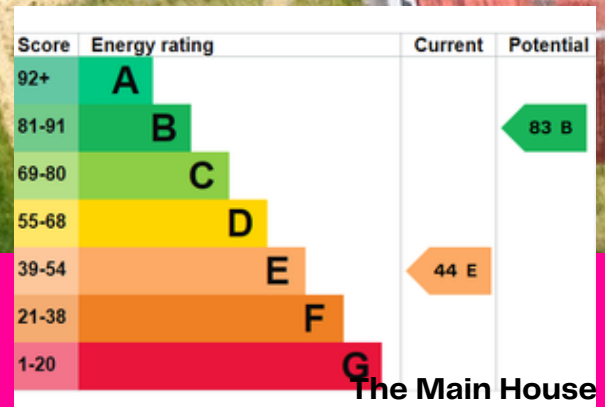
# Energy Efficiency & Running Costs

Haulwen Lodge combines the character of a substantial period estate with an impressively efficient modern infrastructure, creating a home that is remarkably economical to run for a property of this scale.

The current owners report approximate combined running costs of around £900 per month for the main house, barn, cottage, pool and supporting outbuildings, a figure that speaks volumes about the practical benefit of the systems in place across the estate.

At the heart of this setup is a carefully integrated combination of ground source heating, 16 photovoltaic solar panels, dedicated solar hot water panels, solar thermal heating for the swimming pool, private water collection system, independent septic drainage and an electric vehicle charging point.

While EPC ratings remain an important point of reference, they do not always fully reflect the real-world benefit of complex low-carbon systems such as heat pumps and on-site renewable generation, particularly in larger character homes.





# ROOM MEASUREMENTS

## Main House – Approx. 258 sq m / 2,792 sq ft

### Ground Floor

Sun Room – 10.08m x 1.73m

Living Room – 3.90m x 6.24m

Dining Room – 3.60m x 6.14m

Kitchen – 5.20m x 2.76m

Shower Room – 2.34m x 1.74m

### First Floor – Approx. 82 sq m / 879 sq ft

Bedroom 1 – 3.98m x 4.86m

Bedroom 2 – 3.62m x 4.83m

Bedroom 3 – 4.13m x 2.82m

Study – 2.01m x 1.60m

Bathroom – 1.76m x 2.77m

### Second Floor – Approx. 74 sq m / 794 sq ft

Bedroom 4 – 4.07m x 5.01m

Bedroom 5 – 3.66m x 4.91m

Bedroom 6 – 2.64m x 2.53m

Bathroom – 4.05m x 1.30m



# MEASUREMENTS

## 2 Bed Stone Barn Conversion

*Approx. 69 sq m / 745 sq ft*

Living Room / Kitchen — 7.88m x 3.86m

Bedroom 1 — 4.07m x 3.72m

Bedroom 2 — 3.11m x 2.52m

Wet Room — 1.87m x 2.45m

## 1 Bed Cottage — Approx. 51 sq m / 551 sq ft

Kitchen / Living Room — 7.44m x 3.42m

Dining Room — 2.70m x 2.81m

Bedroom — 2.63m x 3.90m

Bathroom — 1.78m x 2.04m

Porch — 1.33m x 1.42m

Swimming Pool Building — 8.99m x 15.27m

Studio — 9.90m x 4.25m — Approx. 42 sq m / 453 sq ft

Garage / workshop — 9.82m x 4.16m — Approx. 41 sq m / 439 sq ft

Utility Room — 2.23m x 2.52m - Approx. 14 sq m / 146 sq ft

Boiler Room — 2.76m x 2.88m — Approx. 8 sq m / 86 sq ft

Storage Room - 1.5m x 2.52m - Approx 3.78sqm / 41 sq ft

Home Office — 4.63m x 2.33m — Approx. 10 sq m / 109 sq ft



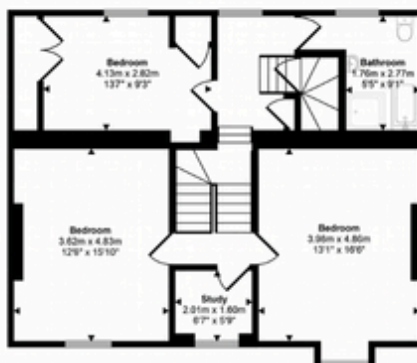
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## 6 Bed Main House

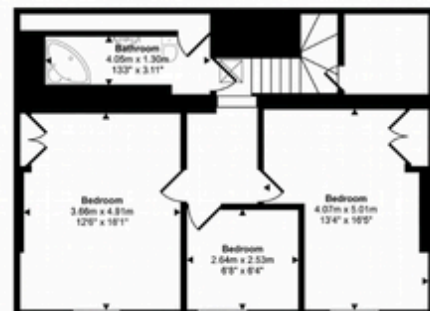


Ground Floor  
Approx 104 sq m / 1119 sq ft

Approx Gross Internal Area  
268 sq m / 2792 sq ft



First Floor  
Approx 82 sq m / 879 sq ft



Second Floor  
Approx 74 sq m / 794 sq ft

**Disclaimer:** Floor plan measurements are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, the plan is provided as a guide to layout and should not be relied upon as a statement of fact.

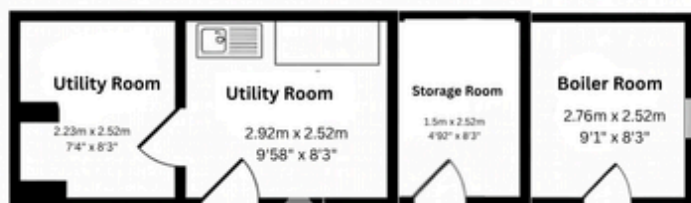
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Utility Room  
Approx 14sqm / 146 sqft

Boiler Room  
Approx 6.95sq m / 86 sq ft



Home Office  
Approx 10 sq m / 109 sq ft

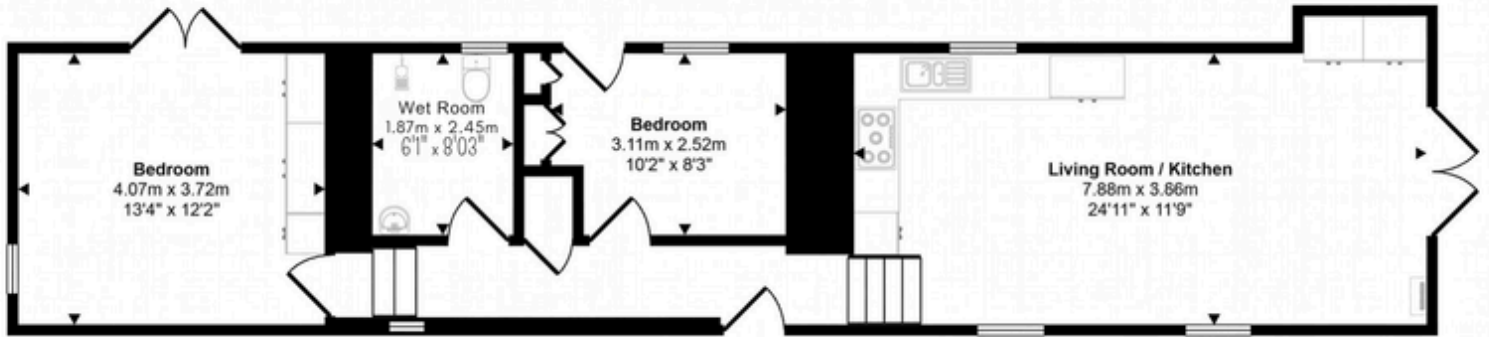
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## 2 Bed Stone Barn Conversion

Approx 69 sqm / 745sq ft



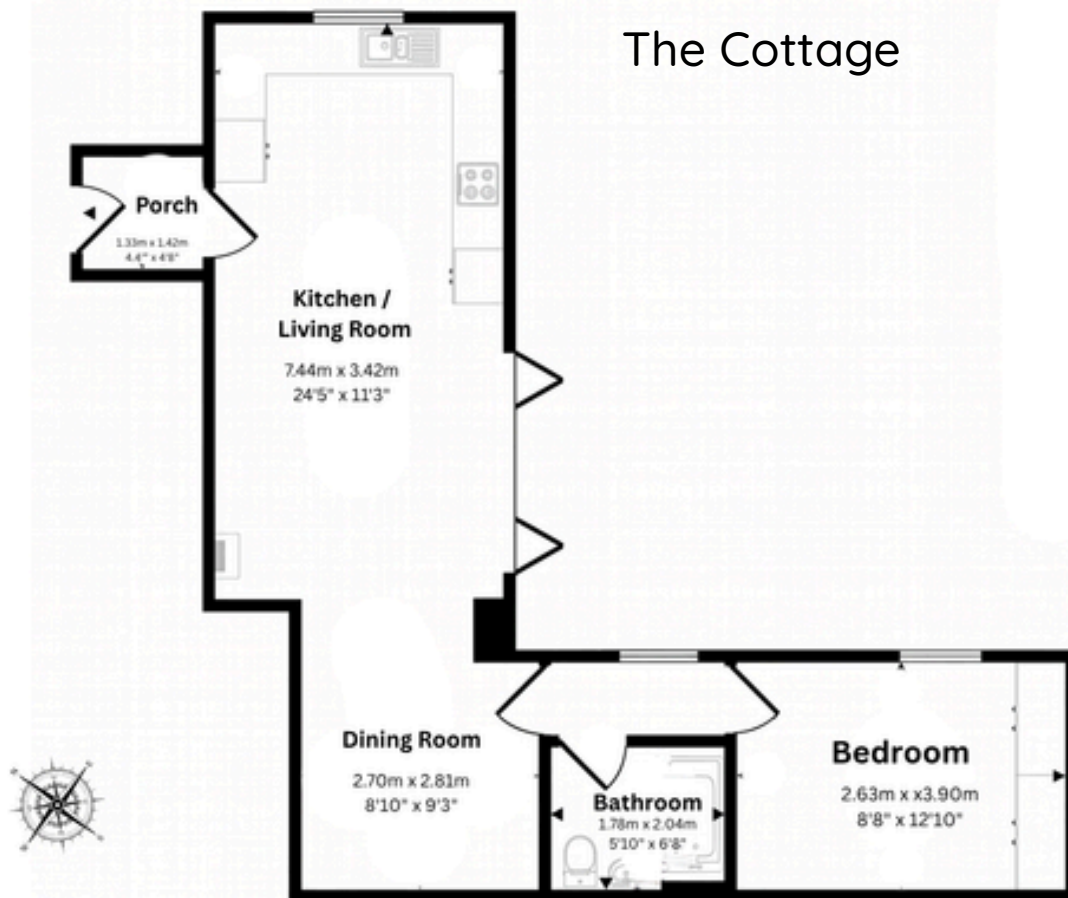
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## The Cottage

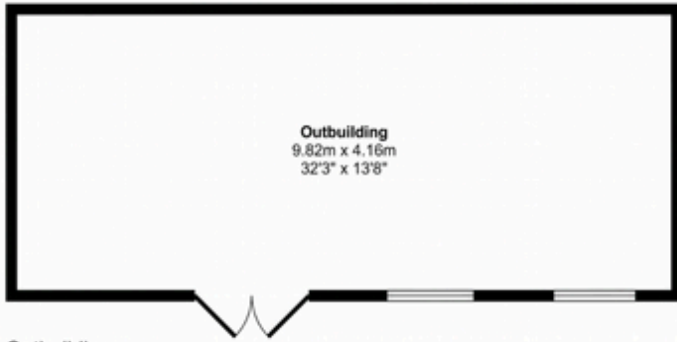


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## Storage unit



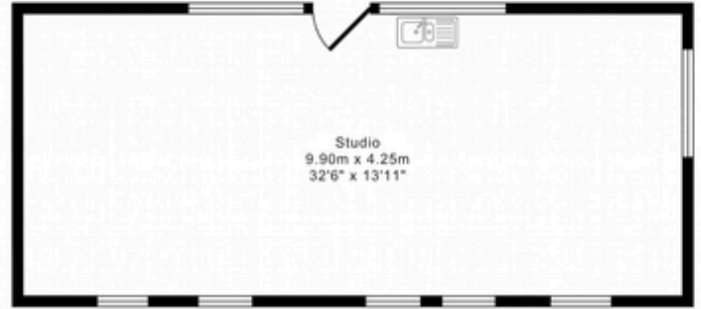
Outbuilding  
9.82m x 4.16m  
32'3" x 13'8"

Outbuilding  
Approx 41 sq m / 439 sq ft

Ground Floor



## Studio



Studio  
9.90m x 4.25m  
32'6" x 13'11"

Studio  
Approx 42 sq m / 453 sq ft

Level 1

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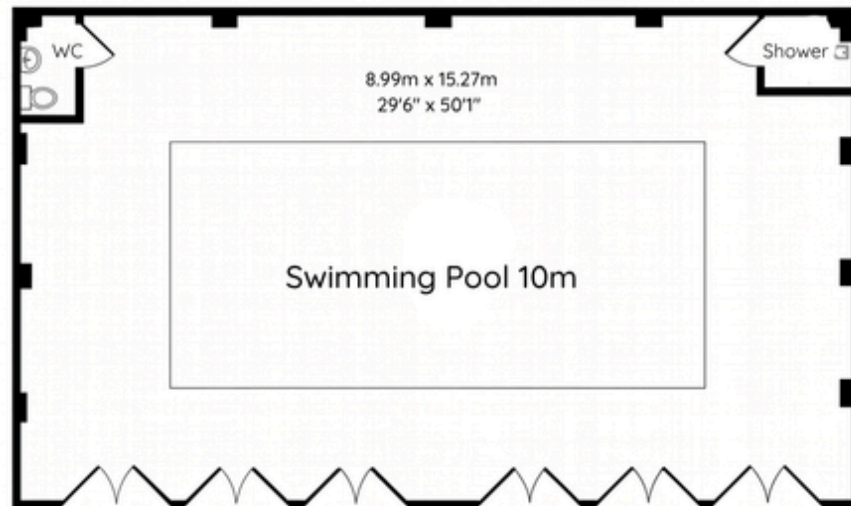
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Swimming Pool  
Shower  
Wc  
Approx 138sqm / 1486sq ft



8.99m x 15.27m  
29'6" x 50'1"

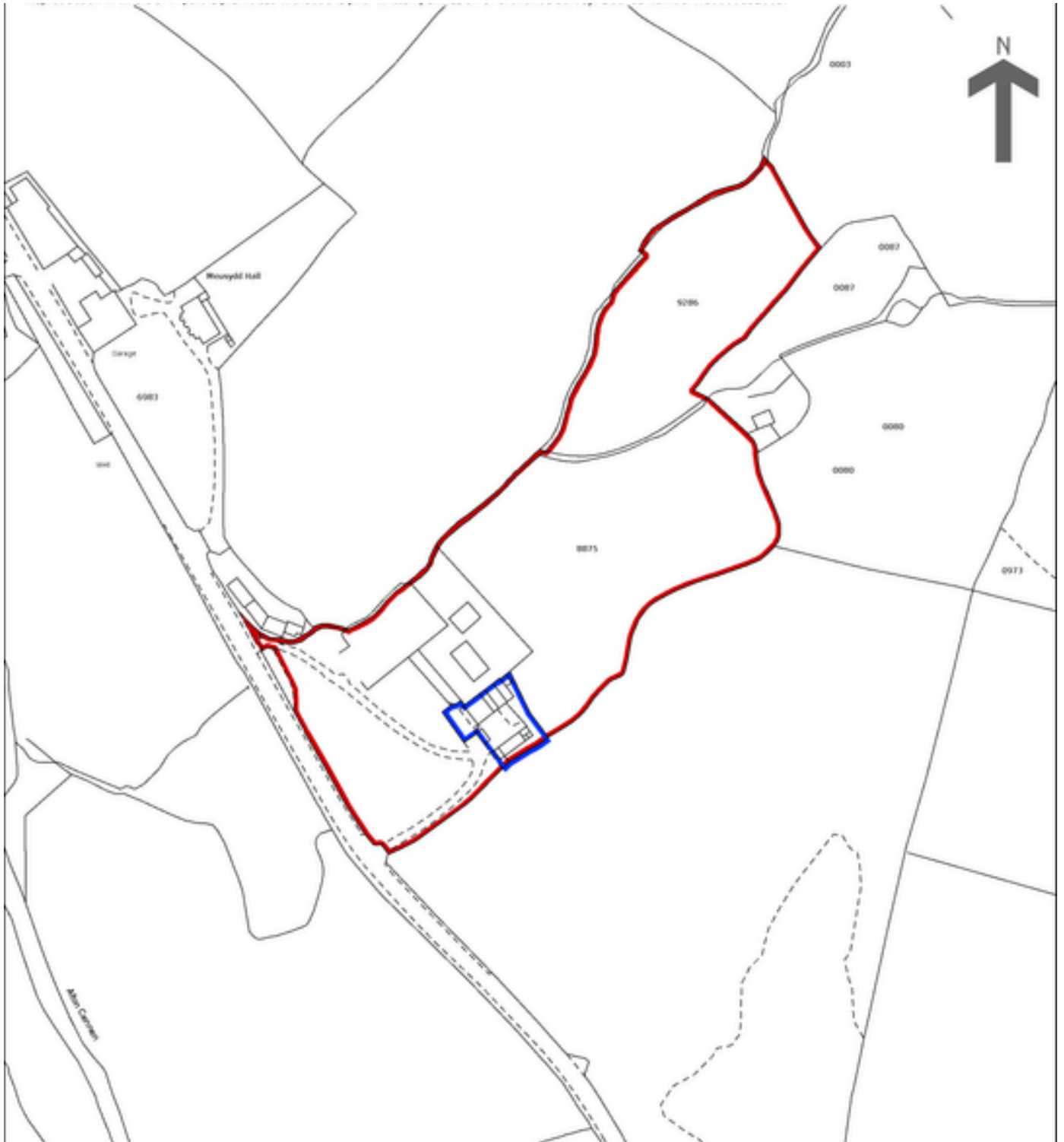
Swimming Pool 10m

WC

Shower



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# History of Haulwen Lodge

Supplied by current owners

Haulwen (Sunshine in Welsh) Lodge we believe was originally built in the 18th century as a farm house and has been added to and has changed its name on a number of occasions over the years.

The property is listed on Ordinance Survey maps as Cui Lodge and information received from someone who tried to buy the property in the 1960's said that it was called Sunnyside farm at that time.

It is believed that the original building was a two up/two down building built using local stone as the outer shell with 22 inch walls. It is believed that the front part of the main house was added in the 19th century when the family 'came' into money from working out in the gold mines in Africa.

There is also unsubstantiated information that a previous occupant of the property was a doctor who was one of Nelson's physician.

It is believed that the name Cui came from a place called Kwei Kwei in former Rhodesia where gold was mined. Cui is not a Welsh word.

On an ordinance survey map dated 1885, the track which leads to the general purpose buildings was extended up to the wood above the main field and there was a house (now derelict) called Penlan in the woods

The property was also believed to have been used as a B & B at some point after 1975 but no hard information is available except to say that all of the bedrooms had washbasins installed when we moved in in 2009.

The current owners converted the outbuildings into accommodation as follows:-

- 1) The barn, milking palour and pig sty were converted into a two bedroom bungalow,
- 2) The cottage was refurbished into a one bedroom cottage, this had been used by the servants. It was used until the 1950's. This was confirmed by someone we know whose mother lived in the cottage in the 1950's and was a servant to the main house.
- 3) The dairy was converted onto an office,
- 4) The top floor of the GP was converted into an artist studio. The previous owner ran a marqe business from the GP.

*This isn't for everyone.*

**BUT IF IT'S FOR YOU...  
YOU'LL KNOW**



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