

Llwynderw Hall
ESTATE & WORKING FARM



Welcome

INFORMATION FOR GUESTS

EMERGENCY INFORMATION

DOCTOR

Llanwrtyd Health Surgery
Ffoss Rd, Llanwrtyd Wells
LD5 4RG

01591 610257

POLICE

Llandrindod Wells
Police Station
Noyadd Park,
Llandrindod Wells, LD1 5DF

01267 222020

FIRE

Llandrindod Wells Fire Station
Noyadd Park, Llandrindod
Wells, LD1 5DF

0370 606 0699

HOSTS

If you have any questions or need assistance during your stay, please do not hesitate to contact us.

Enjoy your holiday and have a wonderful stay!

Dan

07854 475114

Emma

07908 932222



Llwynderw Hall ESTATE & WORKING FARM

Welcome to an unparalleled experience, where elegance meets comfort in a serene setting. Llwynderw Hall is designed to provide you with the utmost in sophistication and relaxation, featuring exquisite accommodations, world-class amenities, and personalised service tailored to your every need.

From the moment you arrive, you are enveloped in an atmosphere of refined serenity, ensuring that your stay is not just a getaway, but a memorable escape into a world of tranquility. Whether you are here for business or leisure, we invite you to immerse yourself in the exceptional hospitality that defines our establishment.

IN THIS GUIDE

Emergency Information

Doctors, Police, In case of Fire & your Hosts

About Llwynderw Hall

Spaces, Rooms and the Afon Hut

Local Amenities

Shop, Pub etc

Local Attractions

Builth Wells Golf Club, Wyeside Arts Centre,
The Groe, Bannau Brycheiniog National Park

Activities

Clay Pigeon, Spa, Golf, Rafting, Fishing

General Safety

Kitchen, Log Burners etc

Wifi Password

Llwynderw



Llwynderw Hall is a magnificent, detached holiday home situated on a 1,200 acre working hill farm near Llanwrtyd Wells, Powys.

Welcoming well-behaved dogs and boasting spacious living areas, this property is perfect for families or friends seeking a serene countryside retreat.

Venture inside this grand abode to discover a wealth of space spread over three floors.

The ground floor hosts a spacious kitchen/diner, fully-equipped with everything you need to cater for your group throughout your stay.

Adjacent to this, you will find a formal dining room, complete with ample seating for everyone to gather and enjoy meals together, warmed by the glow of the woodburning stove.

For relaxation, choose between the sitting room, boasting a Smart TV and a woodburner for those chillier evenings, or the drinks room, which features an open fire, perfect for curling up with a good book.

A handy boot room completes the ground floor, providing ample space for your outdoor gear.

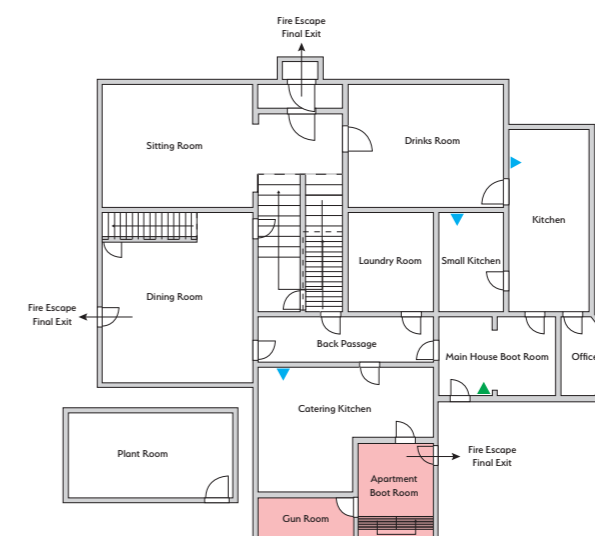
Outside, the open-plan front garden offers a tranquil space to enjoy the outdoors, with a lush lawn, patio area with furniture for alfresco dining and a serene pond.

There is also a separate enclosed paddock, suitable to give your canine friends their freedom.



Key

- ▲ Fire Blanket
- ▲ Fire Extinguisher
- No Access





The first and second floors are home to ten beautifully presented bedrooms, offering a flexible sleeping arrangement to suit all types of groups.

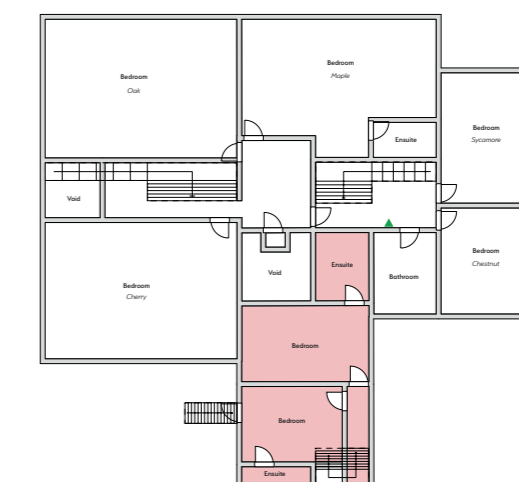
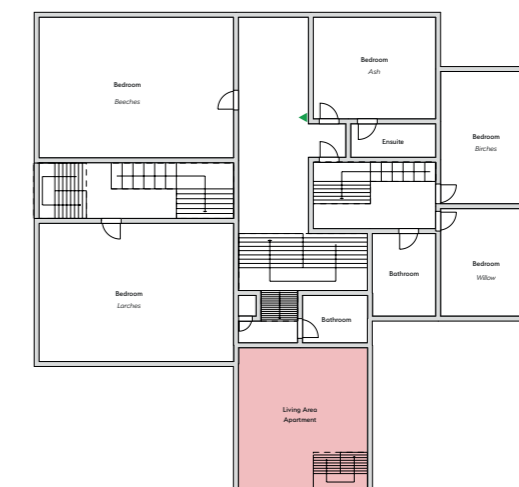
The first floor comprises a King Size Double en-suite, two Super King Doubles (can be zip/link twin on request) and two King Size Doubles.

The second floor meanwhile offers a Super King en-suite (can be zip/link twin on request) and four King Size Doubles, ensuring everyone has a quiet space to rest.

Two additional shower rooms and an additional bathroom, serve the bedrooms and help ensure that there are never any queues when getting ready in the morning!

Key

- ▲ Fire Extinguisher
- No Access





LOGS

Large Basket	£15.00
Kindling (basket)	£10.00
10 x Fire Lighters	£2.00
BBQ Charcoal	£15.00
Fires lit for arrival	£25.00
Fire lighting service through the week Per fire per start	£10.00

(We will provide 3 x baskets, 1 x basket Kindling, 1 x Box matches and 10 x firelighters complimentary on arrival as the starter pack)

HOUSE PACKAGES

Welcome Pack Includes	Free
Bread, Milk, Orange Juice, Sugar, Tea, Coffee, Butter, Eggs, Jam and a Cake	
Maid service Includes	£150.00
light clean of the house from bedrooms & bathrroms to the kitchen - vacuum, dust and bed making - per day	
Celebration Package	POA
Could include Bunting, Balloons , Flowers, Cakes, or anything else you request - price on application	
Nanny Service	£25.00
Provided by the host (Level 5 Diploma in Leadership for Health and Social Care and Children and Young People's Services) - per hour	
Pre arrival preparation	£ 20.00
You could have a your food shopping delivered prior to your arrival and the host will make sure everything is stored away in the cupboards, fridges or freezers ready for when you arrive (recomend Morrisons for this area)	



CATERING

Breakfast provide by Hosts	
Gold.....	£ 25.00
Silver.....	£ 20.00
Bronze.....	£ 15.00
Fully Catered provided by Host (breakfast-lunch-dinner)	
Gold.....	£ 70.00
Silver.....	£ 55.00
Bronze.....	£ 40.00
BBQ Food Pack	£ 25.00
2 sausages, Chicken skewer, 1 beef burger, 1 lamb chop, 1 bap, 1 hot dog roll - Per person (12hrs notice needed)	
Lunch hamper to take away	£ 40.00
Baguette, Homemade sausage roll, homemade Scotch Egg, Small Charcuterie selection, Crudités, Brownies, can of drink or bottled water - 2 people	
Fully Catered provided, delivered and served by the host at a choosen location on the farm	
Luxury Picnic	£ 45.00
Baguette, Homemade sausage Roll, Homemade Scotch Egg, Charcuterie, Selection, Crudités, Cakes, Selection of Drinks - per person	
Luxury BBQ	£ 60.00
Homemade soup with crusty bread, Llwynderw lamb with vegetable couscous, pitta and tzatziki and homemade lemon cheese cake, plus selection of drinks - per person	
Private Hire of the Commercial Catering Kitchen	£ 150.00
Use of facilities per day	

For enquiries please email info@llwynderwhall.com

Catering prices at Christmas and New year may vary





Nestled in a picturesque setting, the Afon Hut retreat offers a delightful space for barbecues, allowing you to enjoy al fresco dining under the stars.

Equipped with a private outdoor area, you can savour the flavours of grilled delicacies while surrounded by nature. Whether you're planning a romantic evening or a fun gathering with friends, our Afon Hut provides the ideal backdrop for memorable moments and culinary adventures.

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Step into a world of awe and elegance with our exclusive Falconry Experience at Llwynderw Hall. Nestled in the serene countryside, this unparalleled adventure invites you to come face-to-face with the powerful beauty of falcons and other majestic birds of prey. Guided by an expert falconer from Carmarthenshire Falconry, you will learn the ancient art of falconry, witness spectacular aerial displays, and even experience the thrill of flying these magnificent birds all by yourself.

Unleash The Thrill of Nature

Rooted in a centuries-old tradition, Llwynderw Hall offers guests a combination of the ancient practice of falconry with a deep commitment to conservation and wildlife welfare.

We ensure your time with us is personal and immersive. With over 30 years of experience, we know how to craft unforgettable encounters for any event, big or small.

We encourage you to email your booking enquiries, and for all updates and insights by clicking on the button below.



Introduction to Falconry

Introduction to the different species of birds, which will include Eagles, Falcons, and Hawks. Guests will get a chance to hold all the birds.

Falconry Adventure

Once guests have had their introduction, they will head out onto the estate with one of the birds, the session covers falcon training techniques, flying, and heading up to the Afon Hut with our falconer.

Refreshments at Afon Hut

Greeted with Tea, Coffees, and snacks (prior arrangement required. Hot Food available subject to additional cost.)

After lunch a walk back to Llwynderw Hall with the birds-of-prey and falconer.

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Step into a sanctuary of calm at Llwynderw Hall, where Lilly Kosek invites you to experience a holistic journey of relaxation and rejuvenation.

With a blend of expert techniques tailored to your needs, Lilly's massage therapies promote not only physical well-being but a deep sense of tranquility. Whether you seek relief from tension or a moment of pure bliss, let us guide you towards a balanced and revitalized state of mind and body in this peaceful, picturesque setting.



30 min Back neck shoulder massage	£36
45 min Indian head style - back face scalp	£45
60 min Full body massage Deep tissue	£55
60 min Full body Swedish massage	£55
30 min Sports massage target area	£36
30 min facial - cleanse / tone / exfoliate / mask & massage	£36
60 min back neck shoulder & facial.....	£55
60 min Pregnancy massage.....	£55

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Llanwrtyd Wells 5 miles
Llandoverly 15 miles
Builth Wells 17 miles
Bannau Brycheiniog 18 miles

Llanwrtyd Wells is a delightful spa town resting between Llanwrtyd and Cefn-gorwydd. The town is known for its spring water and quirky activities, including Bog Snorkelling, and is the smallest town in Britain.

Llanwrtyd Wells makes a fantastic base for exploring nearby amenities and attractions such as the Cambrian Mountains. Dining options include The Drivers Rest Riverside Restaurant, Caffi Sosban, Café Myrtle, while you can stock up on essentials at the nearby Premier.



Just outside of the quaint town is the market town of Builth Wells, where you can practice your swing at Builth Wells Golf Club, catch your favourite show at Wyeside Arts Centre, and take a wander through The Groe. For outdoor lovers, head further afield to Bannau Brycheiniog National Park (Brecon Beacons), for thrilling watersports, scenic trails, and spectacular wildlife.

Local Shop

Premier
01591 610266

Pubs and Restaurants

Neuadd Arms Hotel
01591 610236

Stonecroft Inn
01591 610332

Y Talbot Tregaron
01974 298208





Llyn Brianne Dam & Reservoir



Beyond the confines of your countryside retreat, an array of activities and attractions await.

Embark on a scenic drive to Llyn Brianne Dam & Reservoir and enjoy a leisurely picnic, or partake in a variety of outdoor adventures.

Explore the local Abergwesyn valley or challenge yourself on the Devil's Staircase - an old drover's track stretching for about 20 miles between Abergwesyn and the town of Tregaron across the Cambrian Mountains.

Explore RSPB Gwenffrwd-dinas, a nature reserve offering an array of forest trails and indigenous birdlife.

Nearby, Cwm Rhaeadr Forest beckons walkers or mountain bikers, before immersing oneself in local history at the Llywelyn Monument, remembering the last native Prince of Wales.

Culturally enrich yourself at the Llanwrtyd & District Heritage & Arts Centre, a fascinating museum showcasing the town's rich history.

The National Trust - Abergwesyn Common presents dramatic landscapes, remote wooded valleys and the chance to spot a plethora of wildlife.

Further north, the stunning Elan Valley is a popular location, not to be missed.

Return each evening to the warm embrace of Llwynderw Hall, your perfect home-from-home abode.

Local Attractions

Elan Valley Visitor Centre
01597 810880

Devils Bridge Waterfalls and Nature Trail
01970 890233





The local area offers a diverse array of outdoor activities and historic experiences that cater to various interests.

For outdoor enthusiasts, fishing in the pristine river Irfon and local lakes is a popular pastime, with opportunities to catch trout and salmon in stunning natural settings. The rugged landscapes of Wales are also ideal for hiking or even wild swimming, with trails ranging from gentle walks to challenging mountain routes, such as those found in Cwm Rhaeadr National Park.

Biking is another excellent way to explore the countryside, with dedicated cycling paths and mountain biking trails that provide both scenic views and an adrenaline rush.



In addition to its outdoor activities, Wales is rich in history and culture, making it a fantastic destination for those interested in exploring historic landmarks. Visitors can discover ancient castles, such as Carreg Cennen, which offer a glimpse into the country's medieval past.

For those seeking adventure, white-water rafting on the River Afon Bran provides an exhilarating experience amidst breathtaking scenery. Golf enthusiasts will also find a variety of courses set against the backdrop of Wales' stunning landscapes, making for a memorable day on the greens. Whether you are seeking adventure or a journey through history, we have something to offer everyone.



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1. Kitchen Area

- **Hot Surfaces:** Be cautious around the stove, oven, and other hot surfaces. Always use oven mitts and be mindful of steam.
- **Sharp Objects:** Keep knives and other sharp utensils out of reach of children. Ensure they are stored safely after use.
- **Spills:** Clean up spills immediately to avoid slips and falls.
- **Electrical Appliances:** Ensure that all electrical appliances are unplugged when not in use.

2. Living Room

- **Furniture:** Avoid placing any hot items or beverages on furniture. Use coasters and placemats where necessary.
- **Cords:** Keep electrical cords and cables out of walkways to prevent tripping.

3. Log Burner

- **Heat:** The log burner can become extremely hot. Do not touch it while in use and keep a safe distance.
- **Supervision:** Always supervise children when the log burner is operating.
- **Fire Safety:** Ensure the burner is completely extinguished before leaving it unattended.

4. Dining Room

- **Chairs:** Make sure chairs are stable before sitting. Children should use appropriate seating and be supervised while eating.
- **Glassware:** Handle glassware with care to avoid breakage. Clear away any broken pieces immediately.

5. Bedroom

- **Bed Safety:** Ensure beds are free from clutter. For cribs or children's beds, check that all safety features are in place.
- **Electrical Devices:** Keep any electrical devices and cords away from the bed to prevent accidents.

6. Bathroom

- **Slippery Floors:** Be cautious of wet floors. Use the provided non-slip mats in the shower or bath.
- **Hot Water:** Check the temperature of the water before use to avoid burns.
- **Medicines:** Store any medications out of reach of children.

7. Wooden Staircase

- **Handrails:** Use handrails when climbing or descending the stairs.
- **Slips and Falls:** Keep the staircase clear of any objects and ensure it is well-lit.

8. Windows

- **Opening Windows:** Be cautious when opening windows. Ensure they are secured properly to avoid accidents.
- **Children:** Keep windows closed or locked when children are present, as they may pose a risk of falling.

9. Electrical Equipment

- **Usage:** Only use electrical equipment for its intended purpose. Avoid overloading power sockets.
- **Repairs:** Report any electrical faults immediately. Do not attempt to repair electrical issues yourself.

10. Fire Safety

- **Fire Alarms:** Familiarize yourself with the location of fire alarms and fire extinguishers. Do not tamper with them.
- **Emergency Exits:** Locate the nearest emergency exits and keep them clear of obstructions.

11. Wooden Flooring

- **Slips:** Be aware that wooden floors can be slippery, especially when wet. Wipe up spills promptly.
- **Furniture:** Ensure that furniture is not positioned in a way that could obstruct movement.

External Areas

Children's Supervision

- **Multi-Level Safety:** The external areas of the house include multiple levels and may have uneven terrain. Children must be supervised at all times to prevent falls or accidents - in particular around the pond / stream areas.
- Be aware, working farm. Don't stray onto the farm or into any farm buildings or other restricted areas. Don't put fingers through the fence in live stock pens and be aware of farm traffic.
- Climbing into the stream or onto rocks within the stream is possible, however advised against due to them potentially being slippery.
- Guests are not to enter into any of the ponds on site.
- Due to the nature of the grounds and property location, trees are present throughout the grounds. Care should be taken in windy and adverse weather conditions.
- Concrete steps are provided in certain areas of the grounds to access the multi-levels. Care should be taken when using the steps, particularly in wet or adverse weather conditions.

Alcohol Consumption on the Property

We do not hold any responsibility for injuries caused by persons under the influence of alcohol or drugs

BBQ Safety

The emptying of the ash / coal from the BBQ is not to be completed by guests. If this is required to be completed, guests to contact Dan or Emma who will complete this for them.

In case of emergency when using the BBQ- the hose pipe (fitted on the side of the building) to be used to fully extinguish the BBQ.

Guests are strongly advised to call Dan or Emma in such instances who can then assist as required.

Children must be kept under supervision at all times when BBQ is in use.

Important Information For Guests

- All descriptions, photographs, and details provided in this brochure are for informational purposes only. While every effort has been made to ensure accuracy, they do not form part of any contract. Measurements, layouts, and illustrations are approximate and provided as a guide only.
- The property is rented on an "as-is" basis. While the property is maintained to a high standard, the owner makes no warranties, express or implied, regarding the condition, suitability or fitness for a particular purpose of the property or any of its fixtures, fittings, or amenities.
- Guests and their visitors are responsible for the proper use of all facilities, including fireplaces, kitchens, and recreational areas. Use is at your own risk. Guests are advised to supervise children and vulnerable individuals at all times.
- The owner is not responsible for any accidents, injuries, or illnesses that occur on the property due to the actions, inactions, or negligence of guests, their visitors, or any third parties.
- The owner accepts no liability for the loss, theft, or damage to personal belongings during your stay. Guests are encouraged to secure valuables and use any provided security measures.
- As the property is located in a rural area, guests may encounter wildlife or natural hazards. The owner is not liable for any incidents or damages resulting from interactions with wildlife or the natural environment.
- Guests are required to comply with all applicable laws, regulations and property rules. Any illegal activity or behaviour causing damage or disturbance may result in immediate termination of the rental agreement without a refund.
- To the fullest extent permitted by law, the owner, their agents, and representatives are not liable for any damages, losses, or injuries resulting from the misuse of the property, negligence, or failure to exercise reasonable care by guests or their visitors.
- The guest acknowledges that they are responsible for using the property in a reasonable, safe, and prudent manner. The owner shall not be liable for any claims, damages, or losses arising from the guest's or their visitors' failure to exercise common sense, adhere to safety precautions, or comply with the property guidelines.



If you have any questions or need assistance during your stay, please do not hesitate to contact us.

Enjoy your holiday and have a wonderful stay!

Dan & Emma



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ESTATE & WORKING FARM



