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Pilton Moor Stables
Pitton Cross
Rhossili
Swansea
SA3 1PH

hrt.uk.com

Pilton Moor Stables, Pitton Cross, Rhossili Swansea, SA3 1PH

By Private Treaty Guide Price - £725,000

- Well-established tourism business
- Detached two bedroom log cabin
- Glamping Pod
- Five touring caravan pitches
- Planning Permission for Yurts and Bell Tents
- Small range of farm buildings and stables (Seven Internal stables & three loose boxes)
- Approximately 21.97 acres of land
- Horse B&B & Livery
- Common Grazing Rights
- Fantastic Rural Views
- Well connected to the local amenities and transport links

Pilton Moor Stables

Pilton Moor Stables offers a unique opportunity to purchase a fantastic smallholding offering beautiful views and situated on the very tip of the Gower Peninsula. A property with a well-established tourism business and the perfect opportunity for a lifestyle change or business Investment, located within close proximity of the beautiful villages of Rhossili and Port Eynon.

Log Cabin

A very well-presented detached log cabin in good decorative order throughout, with a generous garden to the side and front.

A timber decking leads to a glazed front door through to the lounge and dining area, 5.91m x 4.64m, fitted with natural timber panels throughout with windows to side and front elevations.

Fully integrated kitchen, 2.2m x 2.8m, tiled floor, wall and base mounted units, stainless steel sink and drainer, dishwasher, oven, induction hob extractor above with the hallway provided access to the remaining accommodation.

Utility room, 1.8m x 2.2m, providing wall and base mounted units plus stainless-steel sink and drainer. Modern family shower room, 1.8m x 2.2m, tiled floor, fitted with natural timber panels to the walls and ceiling and fitted spotlights. Modern low-level WC, matching inset wash handbasin with vanity storage below, fully tiled corner shower enclosure with mains fed shower.

Bedroom one, 3.2m x 1.2m, Including fitted wardrobes. Bedroom two, 3.5m x 2.77m with additional storage rooms with Worcester boiler and washing machine. A glazed door providing side access to timber decking. The property benefits from an additional store to the rear used for laundry.

The generously sized front garden is predominantly flat laid lawned with good quality hedgerow. The log cabin to be occupied by the user of Pilton Moor Stables.

Tourism Facilities

Pilton Moor Stables offers a variety of fantastic tourism facilities throughout the site and offers an amazing opportunity for Horse B&B. Adjacent the log cabin, an accommodation/glamping pod is a quirky feature offering sheltered accommodation.

Three shepherd huts are situated across the site and offer a beautiful experience and far-ranging views. The three shepherd huts are not Included with the sale of the property but are available by separate negotiations.

Further accommodation is offered with five touring caravan pitches available during the spring and summer months plus planning permission for yurt and bell tents.

A link to Pilton Moor Stables website provides further information: <https://www.piltonmoorstables.co.uk/shepherds-huts/>

Farm Buildings and Stables

Pilton Moor Stables benefit from a small range of farm buildings and stables. The buildings are detailed below: -

1. Livestock Shed and two lean-tos (Approximately 29.00m x 22.93m)
The shed comprises a pressed concrete frame with asbestos sheeted roof, breeze block and rendered/painted walls and a concrete floor. The shed offers ample space for storage of fodder and currently provides seven internal stables.
2. Kitchen, WC and shower building (Approximately 3.80m x 10.82m)
An outbuilding comprising a box profile sheeted roof with breeze block and rendered/painted walls. The outbuilding offers kitchen, WC and shower facilities plus a tack room.
3. Storage/Shelter (Approximately 14.50m x 5.23m)
A storage/shelter comprising a corrugated sheeted roof and timber panel sides and a concrete floor.
4. Stables (Approximately 11.32m x 4.42m)
Wooden constructed stables with a box profile sheeted roof and concrete floor, offering three loose boxes.
5. Mènage (Approximately 40.00m x 20.00m) - Sand and rubber surface.
6. Two Field Shelters

Farmland

Pilton Moor Stables extends to approximately 21.97 acres (8.89 ha.) as a whole. The majority of the land is level pastureland capable of being mown and grazed by livestock and is divided into ten enclosures and comprises a total of approximately 16.77 acres (6.78 ha.). A small area to eastern edge of the property is currently woodland and is un-grazed. An additional area is layered with bark and used for out wintering horses.

The majority of the properties external and internal boundaries appear to be stockproof and set up for equestrian use. The farmland benefits from Common Grazing Rights.

Basic Payment Scheme

The Farm Has been registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale but are available to purchase by separate negotiation.

Access

Pilton Moor Stables benefits from three access points onto the B4247. The property benefits from a right of way over the access track marked blue on the site plan.

Method of Sale

By Private Treaty.

Services

The Log Cabin benefits from mains water, electric, Joint Septic Tank drainage and Oil Central Heating via a Worcester boiler.

Touring Caravan pitches benefit from three mains water points, mains electric hook-ups and sewage disposal facilities.

Shepherd huts benefit from mains water and electric. Toilet and shower facilities are located within the farmyard and entrance.

The farmland does benefit from a mains water supply. The majority of the field enclosures have a mains water supply available via water troughs. The yard and stables benefits from a mains water and electric supply plus toilet and shower facilities.

The reliability of the water supply cannot be guaranteed. All interested parties are advised to satisfy themselves regarding the suitability of any water supply available.

Council Tax / EPC

Band B EPC Rating D

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars. The three shepherd huts are not Included with the sale of the property but are available by separate negotiations. Two bell tents are also available via separate negotiation.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There is one public right of way on the northern edge of the land.

VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Guide Price

Guide Price: £725,000

Tenure & Possession

Freehold with Vacant Possession on Completion

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Directions

What Three Words: [gazette.shoulders.lighters](#)

Postcode: SA3 1PH

From Junction 34 of the M4, travel in a westerly direction along the A483 heading towards Swansea Town Centre. Continue and merge onto A4067 and continue through Swansea Town Centre for approximately 3.4 miles before taking a right hand turn onto Mayals Rd/B4436. Continue on the B4436 for approximately 3.7 miles before taking a right hand turn onto Vennaway Lane/B4436 then after 0.6 miles take a left hand turn onto A4118 heading towards Rhossili.

Continue on the A4118 for approximately 7.7 miles. Enter the village of Scurlage and take a right hand turn onto B4247. Stay on the B4247 for 2.0 miles. The access to the property shall appear on the right-hand side Identified with a Herbert R Thomas For Sale sign.

Viewing Arrangements

Viewings of Pilton Moor Stables including the land and farm buildings is strictly by appointment only. Interested parties should contact Herbert R Thomas;

For further information please contact:

Contact: **Elliott Rees / Emily Flint**

Tel: **01446 776395 / 01446 776393**

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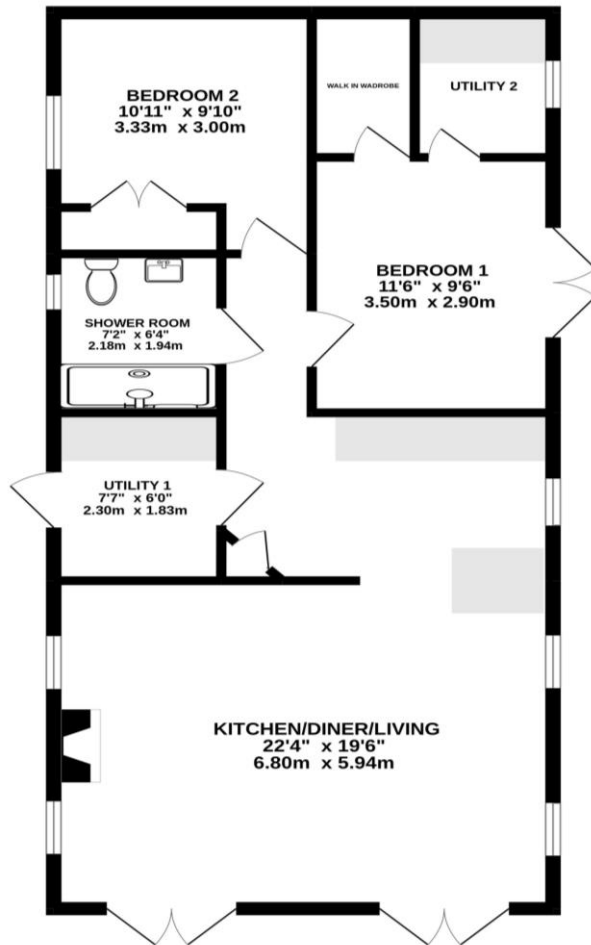


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.









TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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