



## Clifflands, Rhossili, Swansea, SA3 1PE

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An Equestrian Small  
Holding  
Three Double Bedrooms

FREEHOLD

£760,000

1,970 sqft  
Approx. 3.33 acres

















## Clifflands, Rhossili – A Gower lifestyle property of rare charm and practical beauty

An immaculately maintained equestrian holding of approximately 3.33 acres, Clifflands offers an elegant three-bedroom detached home, mature south-facing gardens, and outstanding equestrian infrastructure – all just moments from the coast at Rhossili.











Set just outside the celebrated coastal village of Rhossili, Clifflands is a life-style property that balances the charm of rural living with practical equestrian use. Extending to approximately xxxxsqft, the house is well-maintained and light-filled, with generously proportioned rooms and excellent flow to the gardens and land beyond.

The property is accessed via a spacious entrance porch, leading into a wide central hall with ground floor shower room. To one side lies the principal reception room – a full-length space with wood-burning stove, dual aspects, and French doors opening directly onto the south-facing patio and garden.

The kitchen and family room is positioned to the rear of the house and looks out across the grounds, creating a natural hub for day-to-day living. A rear hall-way leads from here to a second reception room, a practical utility room, and a rear conservatory currently used as a dog room – ideally suited for those running a pet or animal-based business. There is also an additional WC to the rear of the house.

Upstairs, the accommodation continues with three generous double bedrooms and a modern, well-appointed family bathroom, all presented in excellent order.

Outside, the south-facing gardens wrap around the house and are a true feature – thoughtfully planted with mature trees and shrubs, offering areas of lawn, paved terraces for entertaining, and a variety of useful outbuildings and stores.

#### Equestrian Facilities

Beyond the garden boundary lies the equestrian yard, neatly laid out and well-maintained:

Two insulated block built stables and a tack room, with mains supply

24' x 12' field shelter, positioned for easy grazing access

Block-built chicken house

A 21m x 20m turnout yard, surfaced and well-drained

Two adjoining paddocks extending to approximately 2.7 acres

The land is flat, well-drained, and fully stock-fenced with hedged boundaries and gated access throughout. Importantly, the paddocks are directly linked to the turnout yard and accessed easily from the property via a gated driveway from the public highway – ensuring an easy daily routine for horses and live-stock.

This is an ideal property for those seeking to keep horses at home, run a small-holding, or enjoy a blend of countryside living with Gower's coastline just beyond.







The property is connected to mains services for water and electricity. The sewerage is via a private system and the central heating is fired by oil. There are also solar panels which support the electricity supply.

The Council tax is Band F (£3,095p.a.)

The EPC rating is TBC

























# The Location

Located just outside the picturesque village of Rhossili, Clifflands offers a privileged position within the Gower Peninsula — the UK's first designated Area of Outstanding Natural Beauty. Rhossili Bay, with its world-famous curve of sand and dramatic headlands, lies just 1 mile from the gate, while Worm's Head and the South Gower cliffs offer unrivalled walking, riding and views.

Everyday needs are met by nearby villages such as Reynoldston (6.5 miles) and Llanrhidian (10 miles), with pubs, farm shops and post offices all close to hand. Swansea is around 15 miles to the east, offering mainline rail links, hospitals, retail and dining, and access to the M4 motorway (J47 approx. 16 miles).

The area is ideal for equestrian use, with quiet country lanes, bridle paths and even beach riding in reach. Schooling is available at Bishopston Comprehensive and other well-regarded Gower schools, with independent options in Swansea.



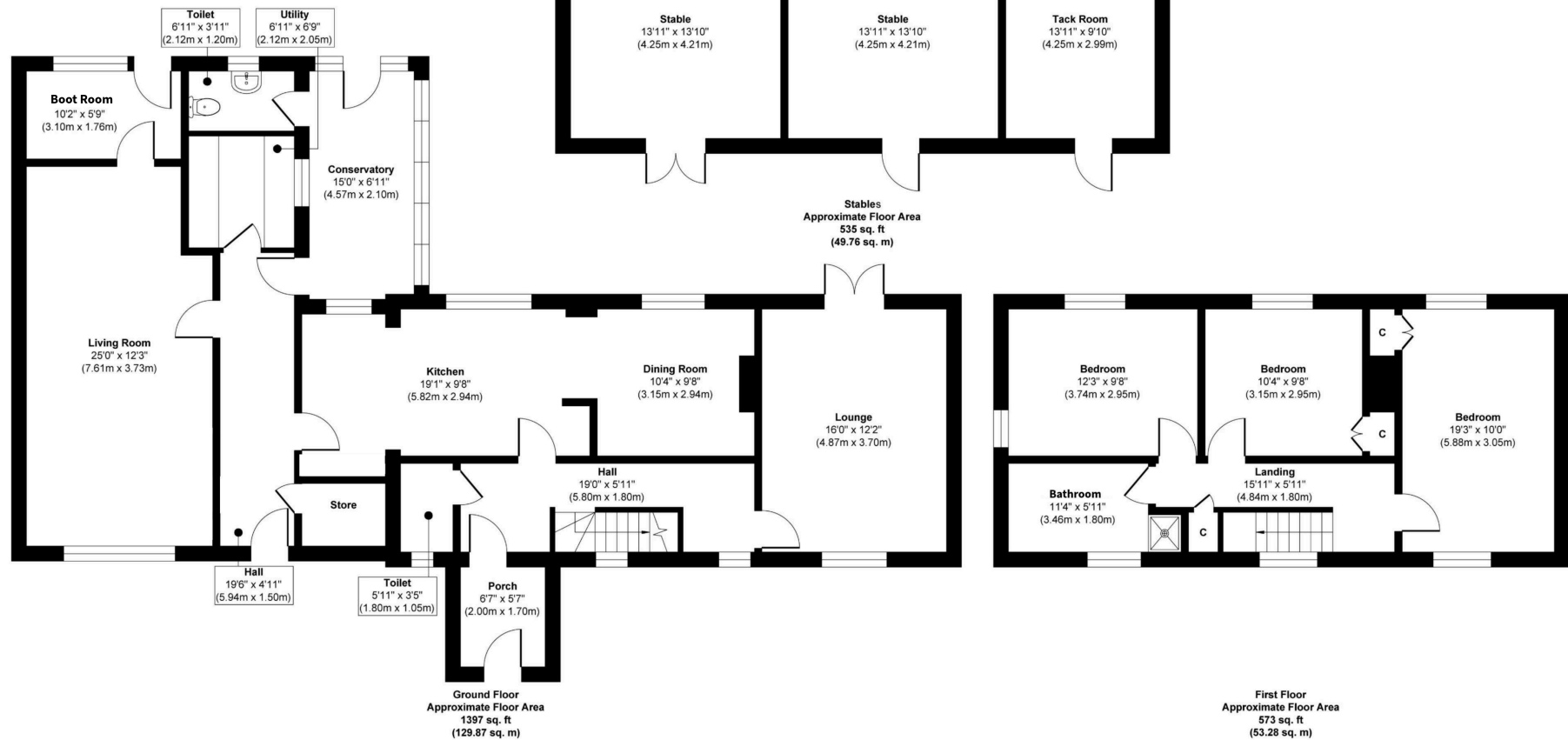








## Clifflands, Rhossili



**Approx. Gross Internal**  
**Main House = Floor Area 1970 sq. ft / 183.15 sq. m**  
**Stables = Floor Area 535 sq. ft / 49.76 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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