



Kiln Bank, Horton, Swansea, SA3 1LQ

Six Bedrooms
Two Bathrooms
Three Receptions

FREEHOLD

2, 624sqft
4,213sqft Inc. Barns
0.46 acres

OFFERS IN THE REGION OF

£825,000

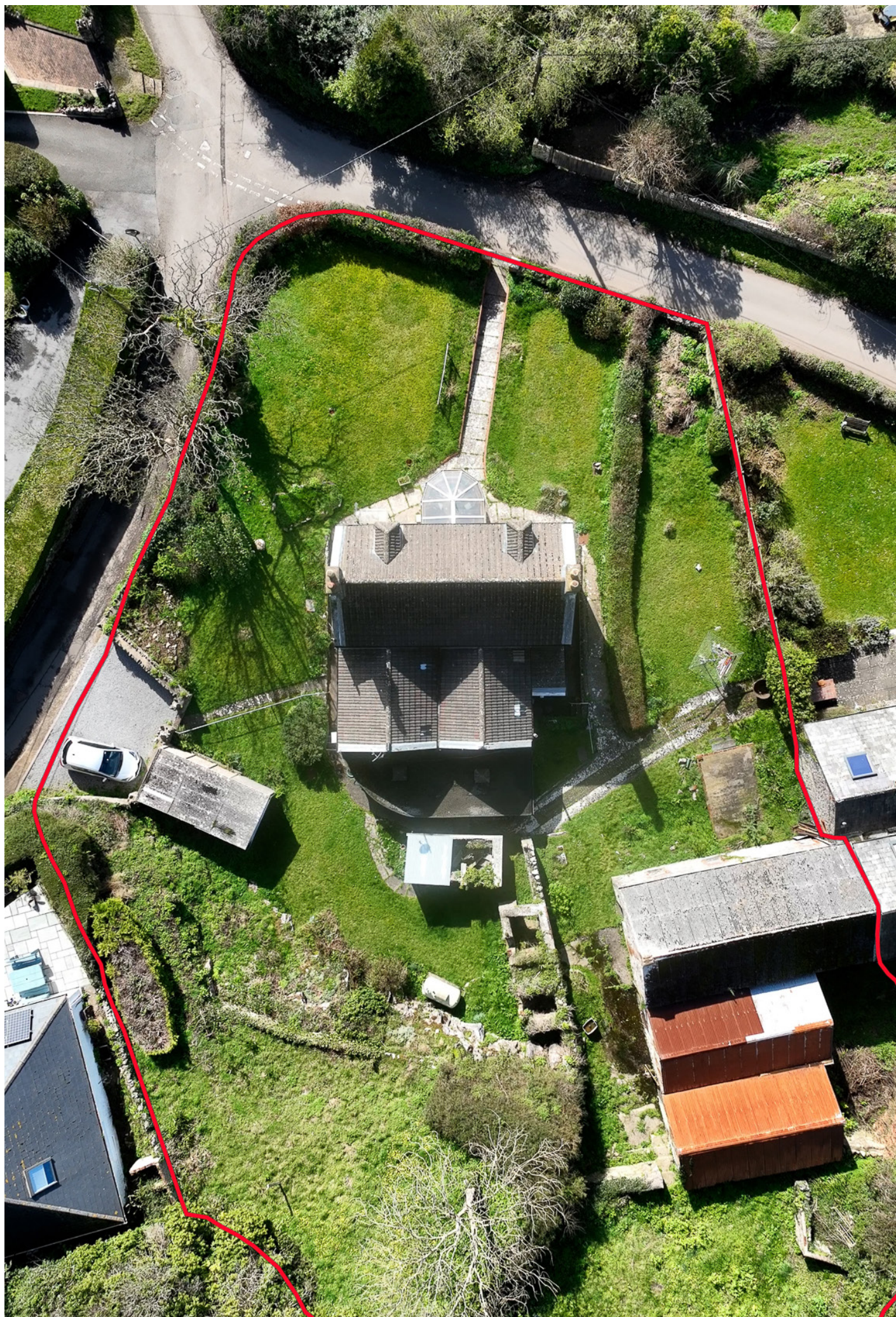


*A historic Cower home with sea views, extensive gardens and remarkable
barns – offering exceptional potential just moments from Horton Beach.*



Kiln Bank is a handsome and historic village house set within generous gardens in the heart of Horton. With sea views across the bay and a remarkable collection of original stone barns to the rear, the property offers rare scale, character and future potential in one of Gower's most cherished coastal villages.













Kiln Bank is a distinctive detached residence occupying a prominent position within the charming coastal village of Horton on the beautiful Gower Peninsula. Set within approximately 0.46 acres, the property combines a substantial family home with a fascinating collection of historic outbuildings that reflect the properties heritage.

Believed to have originally served as the coach station for the historic Coach and Horses route across Gower, the property retains a wonderful sense of history. To the rear sit three impressive stone barns extending to approximately 1,589sqft, which still contain the original stable bays and coachman's office, providing a rare and characterful reminder of the building's former life.

The main house itself extends to approximately 2624sqft and offers spacious accommodation arranged over three floors. The ground floor provides a series of elegant reception spaces including a sitting room, living room, and formal dining room, each enjoying excellent natural light and pleasant views across the gardens and surrounding village. A conservatory at the front creates a delightful spot from which to enjoy the outlook.

The kitchen sits to the rear of the house and is supported by a useful utility room, store and ground floor WC, offering practical day-to-day living space.

Upstairs the property offers six bedrooms together with two bathrooms, creating flexible accommodation suitable for family living or visiting guests. Many of the rooms enjoy wonderful sea views across Port Eynon Bay, giving the house a distinctive coastal character.

Outside, the gardens wrap around the property and enjoy a sunny southerly aspect. The grounds are mature and interesting, providing lawns, planted areas and generous outdoor space that complements the scale of the house. A detached garage and a number of additional outbuildings — some now dilapidated — further enhance the sense of space and opportunity on offer.

Kiln Bank is now ready for a new chapter. While the property has been well loved, it offers significant scope for modernisation and reconfiguration, allowing an incoming owner to create a truly exceptional coastal home. The combination of house, land and historic barns also presents intriguing development potential (subject to the necessary planning consents).

Rarely does a property of this scale, history and opportunity come to the market in such a prime village setting.





Tenure: Freehold

Services: All mains services connected (electricity, water, sewerage and central heating)

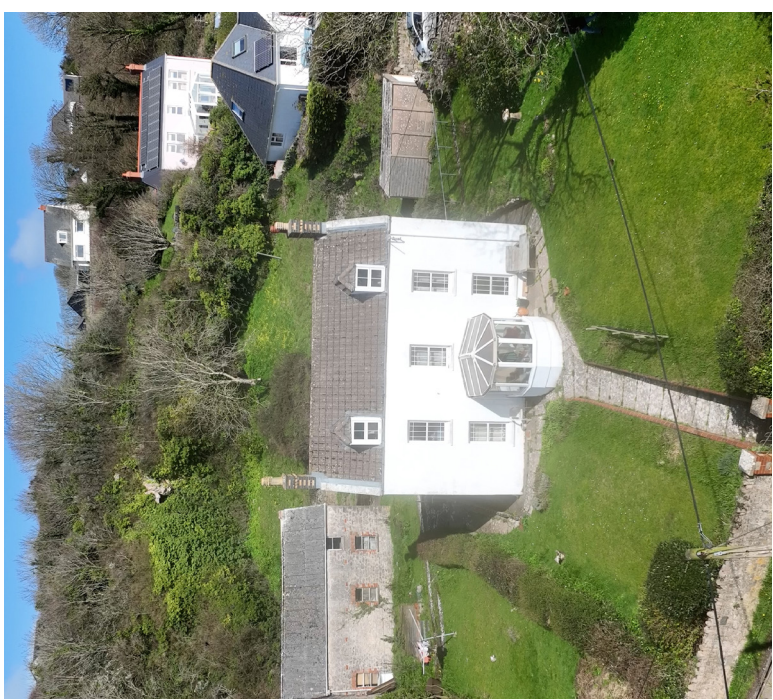
Council Tax: Band H – £4,286 per annum

EPC Rating: F

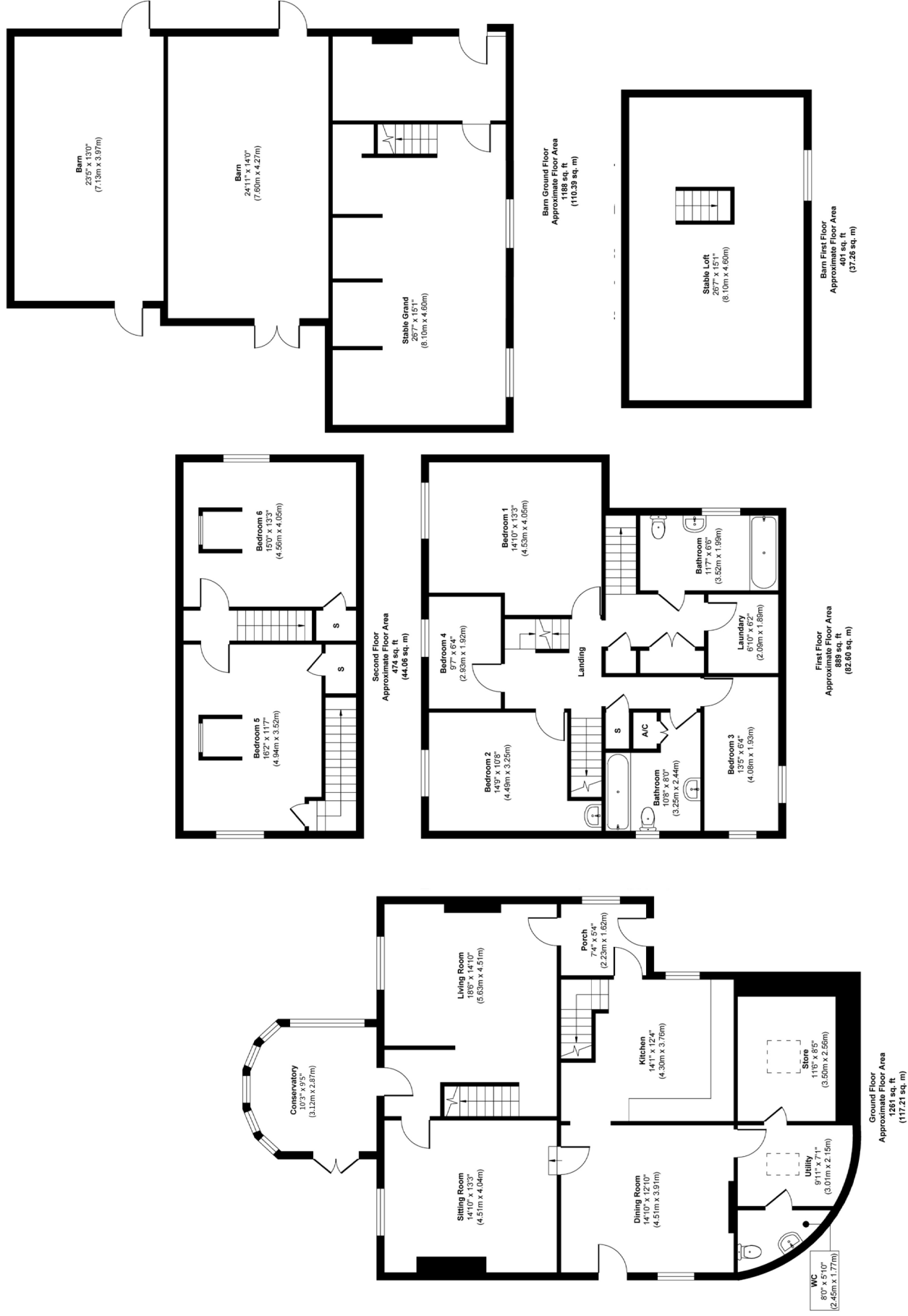












Approx. Gross Internal Floor Area 4213 sq. ft / 391.52 sq. m (Including Barn)
Approx. Gross Internal Floor Area 2624 sq. ft / 243.87 sq. m (Excluding Barn)

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

Produced by Elements Property

The Location

Horton is one of the most picturesque and peaceful villages on the Gower Peninsula — Britain's first designated Area of Outstanding Natural Beauty. The village sits quietly above Port Eynon Bay, a wide sweep of golden sand backed by dunes and farmland, offering a relaxed coastal lifestyle that feels wonderfully removed from the pace of city life.

Kiln Bank occupies a particularly convenient position within the village, being only approximately 300 metres from the beach, where residents enjoy year-round coastal walks, swimming, paddleboarding and spectacular views across the bay. The nearby Port Eynon lies just 1 mile away, offering another beautiful beach together with a village pub, cafés and seasonal amenities.

For everyday essentials, the village shop and amenities of Port Eynon provide convenient local services, while the vibrant seaside village of Mumbles lies approximately 12 miles away, offering boutique shops, restaurants, cafés and galleries overlooking Swansea Bay.

Further amenities can be found in Swansea city centre (approx. 16 miles), which provides a comprehensive range of shopping, leisure and cultural facilities together with Swansea railway station offering mainline services to London.

The M4 motorway (Junction 47) is approximately 18 miles away, providing access to Cardiff, Bristol and beyond.

The surrounding countryside offers some of the finest walking and coastal scenery in Wales. Nearby highlights include Rhossili Bay, Oxwich Bay, and miles of spectacular coastal paths and open farmland that make Gower such a special place to live.

Families are well served by highly regarded local schools including Knelston Primary School (approx. 2 miles) and Bishopston Comprehensive School (approx. 10 miles), one of the most sought-after secondary schools in the region.

For those seeking a coastal lifestyle with space, history and natural beauty, Horton remains one of the most desirable villages anywhere on the peninsula.





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