





**Delightful equestrian small holding in a quiet and tranquil position yet convenient location with commanding countryside and estuary views.**

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**Overview**

A well-presented conveniently situated approx. 7-acre equestrian small holding set in a quiet and tranquil position with commanding views of the Loughor estuary and north Gower. The property consists of a 3-bedroom farmhouse, traditional stone outbuildings, with scope for re-development (s.t.p.c.), stables and modern farm buildings. The land is south facing gently sloping grazing land with the benefit of direct gated access onto Bryn Bach Common, with further 15 acres of land available by separate negotiation.

**Situation**

Bryn Bach Uchaf Farm is set in a semi-rural position on the periphery of the popular village of Pontlliw and home to a wide range of amenities which includes a primary school, village store & Post Office and public houses. A greater comprehensive range of services can be found in nearby Pontarddulais, to include high street stores and supermarkets. The M4 at Junction 47, Penllergaer can be reached within 3 miles from the property, providing convenient road links into Swansea city centre and along the M4 corridor. The popular Gower beaches and coastline is also within easy reach of the property. The property is approached directly off Heol Y Barna (adopted highway) via a private hardcore lane.



## Accommodation - Farmhouse

### Ground Floor

#### Porch / Boot Room

1.50m x 1.85m (4' 11" x 6' 1")  
Storage cupboards. Tiled flooring.  
Window to side and rear. Door to side.

#### Dining Area

4.12m x 2.00m (13' 6" x 6' 7")  
Oil fired Rayburn. Window seating.  
Tiled flooring. Window to rear.



#### Kitchen

4.14m x 2.00m (13' 7" x 6' 7")  
Base and wall units with integrated electric  
cooker and oven with extractor hood  
above, sink, plumbing for washing  
machine. Tiled flooring. Window to side.

#### Living - Dining Room

7.79m x 4.07m (25' 7" x 13' 4")  
A large open room with two fireplaces  
either side to include a large inglenook  
fireplace and log burner. Carpet flooring.  
Windows to front. Door to front.



#### Side Hall

Staircase to first floor.



## Accommodation - Farmhouse

### First Floor

#### Bedroom 1

3.52m x 2.80m (11' 7" x 9' 2")

Carpet flooring. Window to front.

#### Bedroom 2

3.89m x 2.80m (12' 9" x 9' 2")

Carpet flooring. Attic hatch. Window to front.

#### Bedroom 3

3.46m x 2.80m (11' 4" x 9' 2")

Carpet flooring. Window to rear.  
Store cupboard in eaves.

#### Family Bathroom

3.86m x 2.83m (12' 8" x 9' 3")

WC. Wash hand basin. Bath tub with electric shower over. Airing cupboard.  
Carpet flooring. Window to rear.



## Outbuildings

Two of the outbuildings are attached either side of the farmhouse, with the remaining set on a courtyard setting which can be described in greater detail as follows:

- **Attached Stable/Store:** 6.03m x 4.41m (19' 9" x 14' 6"). Traditional stone barn under a pitched slate roof utilised as a stable and storage cupboards, offering scope for conversion subject to the necessary planning consents.
- **Adjoining L-shaped Machinery Shed:** 6.54m x 6.23m (21' 5" x 20' 5") & 4.79m x 2.62m (15' 9" x 8' 7"). Traditional stone under a sheeted roof utilised as parking and storage of machinery.
- **Attached Dog Kennels:** 8.34m x 4.43m (27' 4" x 14' 6"). Traditional stone former cowshed under a pitched slate roof now utilised as 7 dog kennels with water, power and light connection.
- **Tack Room:** 3.93m x 3.88m (12' 11" x 12' 9"). Traditional stone built under a pitched sheeted roof utilised as a tack room.
- **Former Dairy:** 4.12m x 3.54m (13' 6" x 11' 7"). Concrete block built under pitched sheeted roof with plumbing for washing machine.
- **Rear Lean-to Shed:** 8.61m x 2.12m (28' 3" x 6' 11") Traditional stone under a sloping sheeted roof utilised for storage and housing the oil tank.
- **Log Store & WC:** Concrete block built under a sheeted roof utilised as a log store and outhouse.
- **Stables:** traditional stone former cowshed under a pitched sheeted roof comprising two stables:
  - Stable 1: 4.12m x 4.10m (13' 6" x 13' 5") water connection.
  - Stable 2: 4.29m x 4.49m (14' 1" x 14' 9")
- **Rear Stables:** brick built rear-lean-to under sheeted roof comprising two stable enclosures:
  - Stable 1: 5.60m x 4.52m (18' 4" x 14' 10")
  - Stable 2: 5.52m x 4.51m (18' 1" x 14' 10")
- **Store Building:** brick and concrete block built storage building comprising two enclosures:
  - Room 1: 3.08m x 4.89m (10' 1" x 16' 1")
  - Room 2: 2.91m x 4.65m (9' 7" x 15' 3")
- **Adjoining Former Coal Shed**
- **Dutch Barn and lean-to:** 13.56m x 13.62m (44' 6" x 44' 8"). Steel and corrugated iron construction with two lean-to's either side.





## Land

The property is set in approx. 7 acres in total and the farmyard is positioned in a central position with two south facing gently sloping fields, to the north and south respectively and a small central paddock off the farmyard. The land is currently utilised for grazing of livestock and horses, two of which benefits from direct gated access onto Bryn Bach Common, which adjoins the property on the eastern boundary.

Further land amounting to 15 acres is available by separate negotiation. Please contact the Agent for details.



## Further Information

### **Tenure**

We understand that the property is held freehold with vacant possession upon completion.

### **Services**

The property benefits from mains water supply, mains electricity, oil central heating to the farmhouse and private drainage via a cesspit.

### **Council Tax Band**

City & County of Swansea Council: Band E.

### **Energy Performance Certificate**

Rating G (8).

### **Rights of Way, Easements and Wayleaves**

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

### **Common Land Grazing Rights**

We are informed that the farm benefits from Common Land grazing rights on the Bryn Bach Common. Further details can be obtained from the selling agents.

### **Further Land Available by Separate Negotiation**

Approx. 15 acres is available by separate negotiation which is currently subject to a Farm Business Tenancy (FBT) with vacant possession as of Autumn 2024. Please contact the Agent's office for further information.

### **Basic Payment Scheme**

The property is not registered for BPS.

### **Plans**

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### **Planning**

Any planning related enquiries to City & County of Swansea Council Planning Department.

### **Fixtures & Fittings**

All other fixtures, fittings and furnishings and expressly excluded unless agreed in advance.

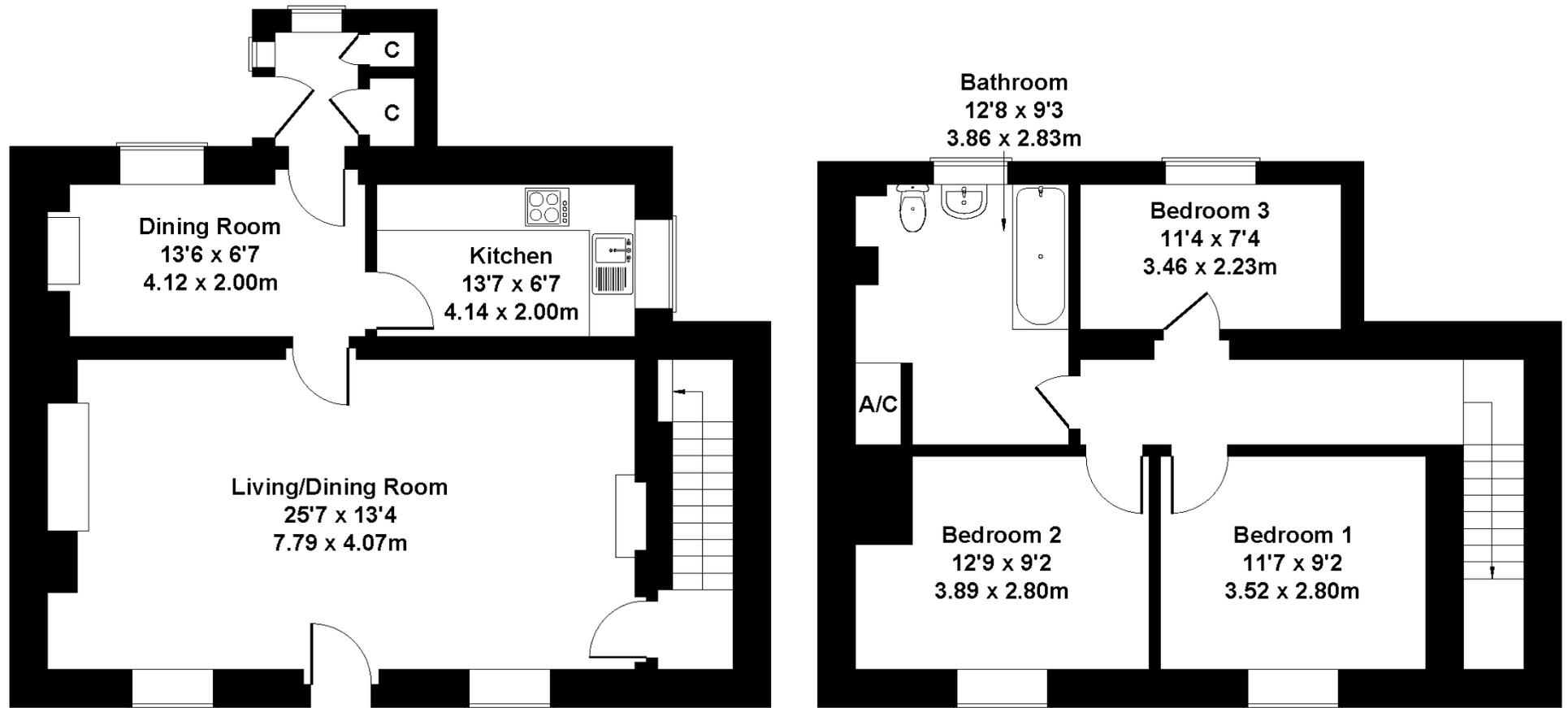
### **Viewing**

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners. Please contact for further information:

Tel: **01792 650 705** or email **property@reesrichards.co.uk**

# Bryn Bach Uchaf

Floorplan

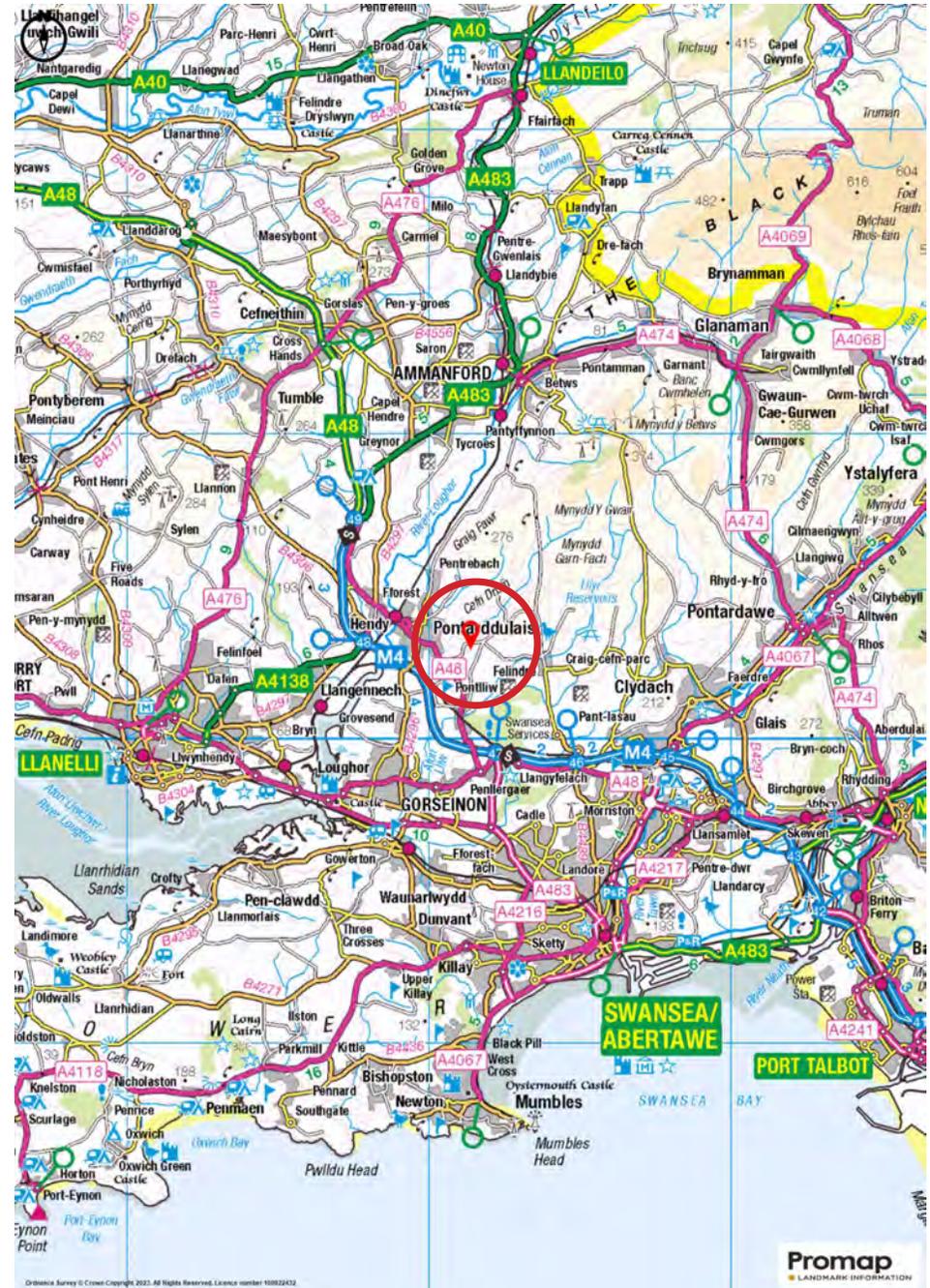
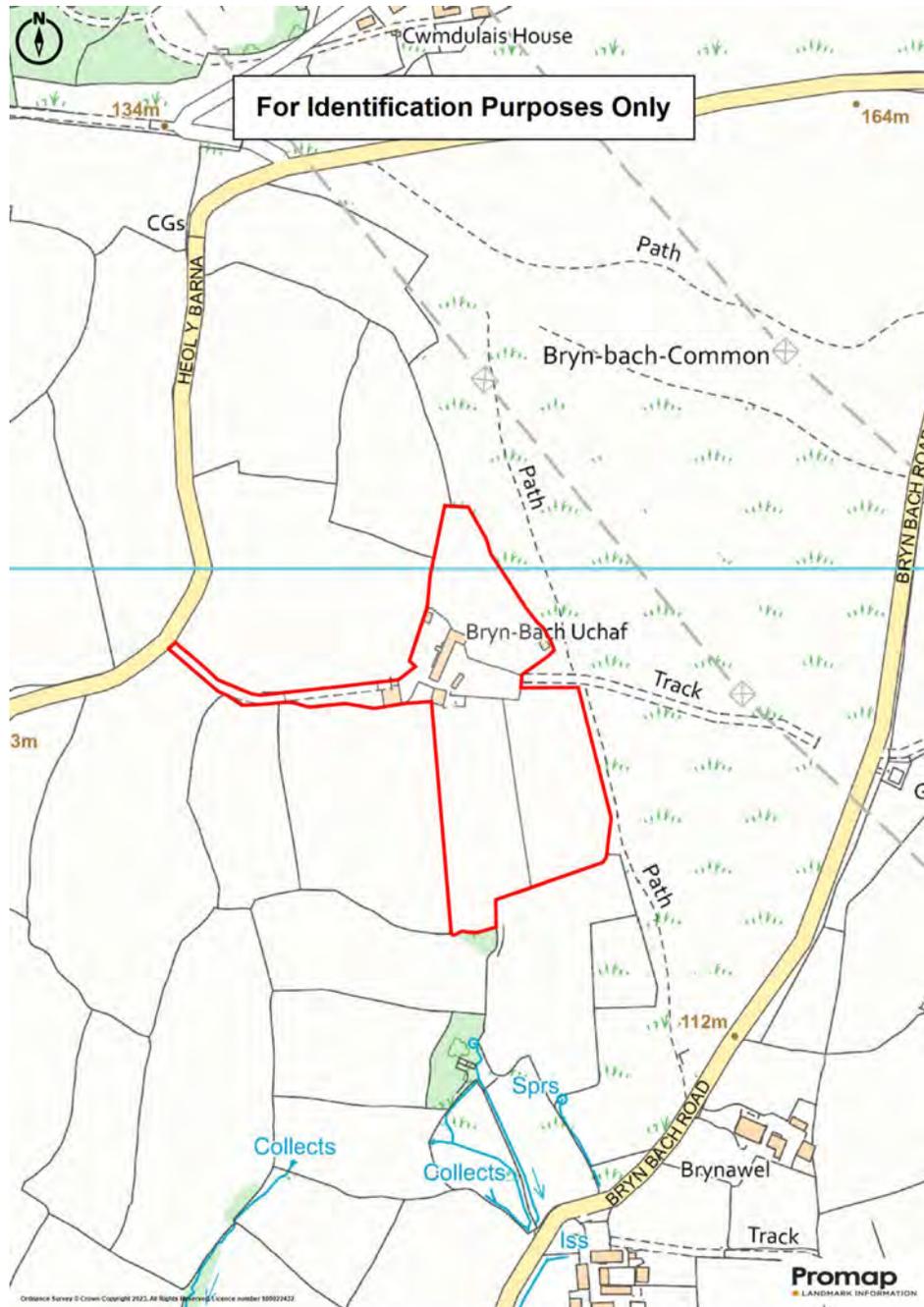


**GROUND FLOOR**

Not to Scale. For Illustrative Purposes Only.  
Approximate Gross Internal Area  
1173 sq ft - 109 sq m

**FIRST FLOOR**

# Location and Situation Plans For identification purposes only



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