

**Hartnell
TaylorCook**

**UNIQUE DEVELOPMENT OPPORTUNITY
SUBJECT TO PLANNING**



Tutthead
HM Coastguard, Mumbles, Swansea, SA3 4EX

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Tutthead

Nestled on the rugged, unspoiled coastline, we present an extraordinary opportunity to acquire a substantial property that awaits its visionary owner. This former coast guard station, known as Tutthead is perched on an exceptional plot and is a coastal paradise like no other. Boasting panoramic ocean views and stunning vistas of Mumbles Lighthouse, this opportunity offers generous accommodation, a prime location, and endless possibilities, subject to planning.

Situated on the fringes of the picturesque village of Mumbles, you are just a leisurely stroll away from a vibrant hub of unique boutiques, charming cafes, exquisite restaurants, and delectable ice cream parlours. Mumbles exudes the quintessential coastal charm that has attracted visitors for generations.

Mumbles is not just a village; it's known as the gateway to Gower, where you'll discover award-winning beaches, captivating coastal walks, and hidden coves waiting to be explored. The Gower Peninsula holds the prestigious title of being the first designated Area of Outstanding Natural Beauty in the world.

Tutthead overlooks the famous Mumbles Lighthouse, which was built in 1794, on the Swansea coast and has been a vital guide for sailors navigating the treacherous waters of Swansea Bay and the Bristol Channel. This historic landmark, with its distinctive white tower, remains an enduring symbol of maritime heritage and an essential navigational aid in the area.

This property offers an unmatched coastal lifestyle with 'The Wales coastal path' running right at your doorstep, inviting you to endless adventures and exploration. This rare opportunity allows you to be a part of an extraordinary coastal legacy, where the possibilities are as vast as the ocean views.

Let's explore what's available in more detail...





Description

Tutthead's interior, spanning over an impressive 6,300 square feet, unfolds in a series of spacious rooms, with multiple offering outstanding views of Mumbles Lighthouse and the ocean. This former coast guard station, deeply rooted in community service, houses a diverse array of spaces. Within, you'll find a range of offices, staff rooms, kitchen areas, toilet and shower facilities, and an essential plant room, all connected by hallways. These multi-purpose rooms offer endless possibilities for transformation into something truly spectacular, waiting for your unique vision to bring them to life.

Set within approximately 0.5 acres of grounds, this property offers a blank canvas. Within these grounds, you'll discover multiple spaces where you can savour the mesmerising sea views, the iconic Mumbles Lighthouse, and the beauty of nature. Moreover, you have direct access to the coastal path, allowing you to relish miles of scenic walks and adventures.





Location

Mumbles, a charming coastal village situated in Swansea, Wales, is celebrated for its awe-inspiring natural beauty and lively seaside ambiance. Nestled beside the breathtaking Swansea Bay, Mumbles seamlessly combines coastal allure with contemporary amenities, offering both residents and visitors a one-of-a-kind experience.

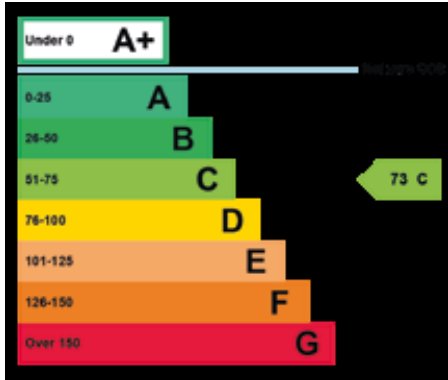
Take leisurely walks along the delightful Mumbles Pier, explore the boutique shops, and savour delicious seafood at local restaurants. The Mumbles Promenade sets the stage for scenic strolls, presenting panoramic bay views and the iconic Mumbles Lighthouse.

Adventure seekers can venture to the nearby Gower Peninsula, where pristine beaches, rugged cliffs, and picturesque hiking trails await. Mumbles encapsulates the very essence of coastal living, making it a coveted destination for relaxation and recreation.

The Gower Peninsula, found along the southern coast of Wales, is a natural wonderland that enchants visitors with its untamed beauty and unspoiled landscapes. Recognized as the UK's inaugural Area of Outstanding Natural Beauty, the Gower showcases some of Europe's most immaculate beaches, including the world-renowned Rhossili Bay, a perennial favourite among surfers and beach enthusiasts.

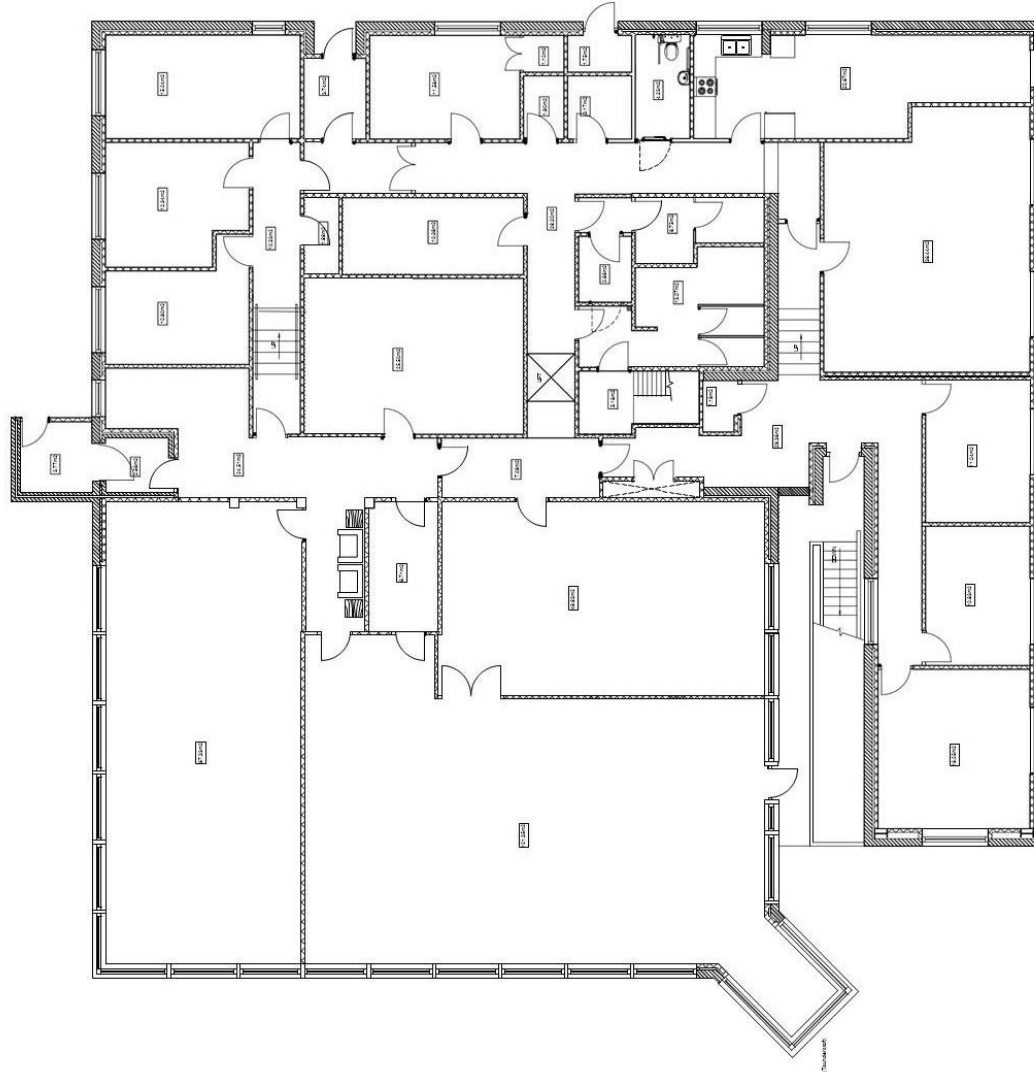
This peninsula is a paradise for outdoor enthusiasts, offering endless opportunities for hiking, cycling, and water sports against a backdrop of dramatic cliffs and lush countryside.



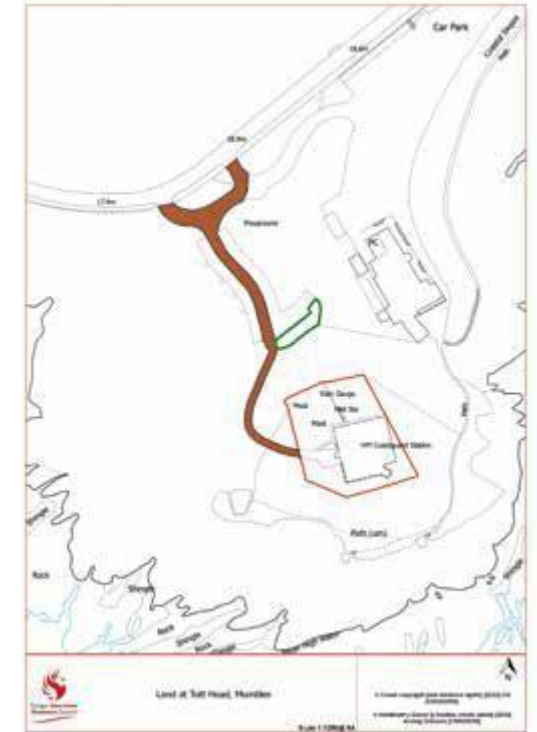


Additional Property Information

- Chain free
- Leasehold – 250 years
- Mains Water
- Mains Drainage
- Electric



Approximate Total Area, 6,157 sq ft – 572.0 sq m



Tenure

A new 250 year leasehold interest.

Asking Price

Offers in excess of £1,500,000 (One Million Five Hundred Thousand Pounds) exclusive of VAT, subject to contract.

Viewings

Viewings must be accompanied by the agent and only be undertaken by prior appointment.

Legal Costs

Each party to bear their own legal costs.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

Further Information

For further information, or to arrange an inspection of the site, please contact the below:

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Subject to Contract

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