

STICLE VINEYARD

Exceptional Vineyard Estate *West Wales*

OFFERS IN EXCESS OF £1,500,000

FINE  COUNTRY



Fine & Country West Wales is proud to present Sticle Vineyard—a rare and exceptional opportunity for discerning buyers.

Set across 34 acres of elevated countryside in Carmarthenshire, Sticle Vineyard offers extraordinary potential beyond just viticulture.

Currently functioning as a boutique organic vineyard covering 10 acres of 10,000 Sparkling vines (Chardonnay, Pinot Meunier, Pinot Noir), the estate has the potential for various ventures, including a prestigious events and conference venue, a luxury wedding destination, a high-end wellness retreat, equestrian use, a farm-to-table restaurant, or a sustainable lifestyle hub (subject to relevant planning consents).

At the heart of the estate is a well anchored period stone house and a highly successful guest house, both enjoying panoramic views over the West Wales hills. Additionally, there is a multi-use agricultural building designed for the use of the future winery, build with modern infrastructure and 3-phase power required for the winery equipment.

Strategically located, the estate is within easy reach of Carmarthen, Aberystwyth, Pembrokeshire, and the M4 corridor. This prime location draws from a broad regional and national market, with direct train services available daily from Carmarthen to London Paddington.

Offered with no onward chain and priced for a prompt sale, this is a once-in-a-generation opportunity to acquire one of the most versatile and visually striking estates in the Welsh property market.

Viewings are strictly by appointment only—please contact Fine & Country West Wales for a private invitation to explore Sticle Vineyard.



Sticle Vineyard Estate Key features

UK National Presence property for its Vineyard and its history
34 acres of impeccable landscapes in Southwest Wales
Carmarthenshire, Gower Peninsula

Majestics Panoramic Views from every angle of the property

Property features 2 newly rebuild energy efficient houses
A Period stone house with an elevator
A modern Guest House
both share a septic system

A multi-purpose Agriculture building for use of the Winery
with its septic system

Private setting ideal for lifestyle or commercial venture

The estate can run on Grid or Off-Grid
3-phase electricity
Water supply: Welsh Water, private borehole
Electricity supply: Western Power, Windmill, Generator

10G dedicated Fibre broadband
No public rights of way across the land
Basic Payment Scheme entitlements included

Direct train services daily from Carmarthen to London Paddington
M4 corridor
Less then 30 mins from Wales best beaches,
Supermarkets, restaurants, schools and more

Sticle |Vineyard

Main Entrance Gates

The main gate opens to the private 900m estate road leading to the main house, guest house, winery, vineyard, natural gardens, parking areas, and grounds. Security is monitored using daytime and nighttime cameras with recording systems across the site. The property offers complete privacy.





The Estate has the advantage of situation for its security and privacy. A must for those who seek not to be disturbed.

Sticle | Vineyard



This is a rare chance to acquire this outstanding property located in Southwest Wales, located in the Gower Peninsula. Gower was the first place in Britain to be named an Area of Outstanding Natural Beauty with its sparkling beaches, mountain cliffs and woodlands.

This Wine Estate is located at 800m above sea level between heaven and earth. Its lands unspoiled by time are uncluttered by neighbours and roads. Its stone house has been firmly sitting in the heart of its 34 acres of pristine landscape with its 180-degree spectacular views.

The Vineyard was established in 2019 with some 10,000 vines of Chardonnay, Pinot Noir and Pinot Meunier. All lands including the vineyard have been managed Organically with Regenerative viticulture and horticulture with no chemical or artificial fertilizers input since it was acquired.



Sticle has a rich history and has had relatively few owners over the years. With each new owner, modern living elements have been gradually integrated into its period stone house. Crafted from Sticle's ancient quarry of fine stones, the principal residence is an exemplary country home of warmth and character, featuring generous proportions, tasteful interiors and elevated views across the vine-laced slopes and open countryside. This is a home that promises both tranquility and prestige, perfectly suited to either a private rural lifestyle or a base for a wider enterprise.

After five years of dedicated effort, and with the assistance of local skilled craftsmen, this beautiful house has been transformed for contemporary living while preserving the beauty of its natural stones and the character that reflects its origins.

- Upgraded electric system
- Upgraded plumbing
- Upgraded insulation throughout the house
- New windows and doors double-glazed throughout
- New roof including new slates and new roof insulation
- New drainage around the exterior house structure
- 4 bedrooms all with spectacular views
- 1 large washroom
- 1 large laundry room ready for a second washroom
- Elevator to upper floor
- Open plan Gourmet fitted kitchen
- Dining opens to the terrasse with 3 French doors – spectacular views
- Thermo-pump technology for its heating and A/C
- Restoration of the exterior stone walls
- Living room opens to terrasse with French doors
- Study opens to terrasse with French doors



Sticle Stone House Overview

**New EPC
valid until 2035**

New EPC valid until May 2035

Energy rating and score

This property's energy rating is C. It has the potential to be B.



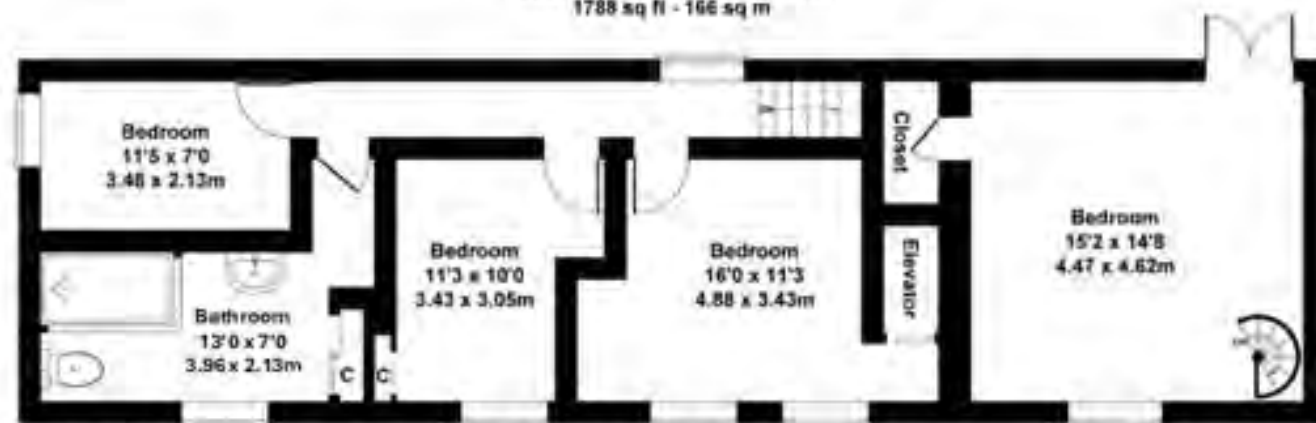
The graph shows this property's current and potential energy rating.

Council tax: Band E – £2,432.27

Sticle Stone House Overview

Stone House

Approximate Gross Internal Area
1788 sq ft - 166 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.









Elevator







Sticle Guest House is a converted barn that boasts contemporary interiors with high-quality finishes, designed to impress. The large floor-to-ceiling windows offer spectacular views from every room. This house includes a private patio, perfect for entertaining and overlooking the beautiful natural gardens. It has been designed to provide guests with tranquility, privacy, and wellbeing for a memorable stay.

- Upgraded insulation throughout the house
- New windows and doors double-glazed throughout
- 3 bedrooms for King-size beds with build-in 2 door wardrobes
- Each bedroom has a contemporary walled-mounted electrical fireplace
- 2 fully tiled wet rooms
- Laundry/utility room
- Every room in the house has spectacular views
- Shared septic system with Stone House
- Shared parking with Stone House (15 cars)
- 10G dedicated Fibre broadband
- Thermo-pump technology for its heating and A/C
- Open plan Gourmet fitted kitchen with gas range
- Dining opens to the terrasse



**Sticle Guest House
Overview**

**New EPC
valid until 2035**

New EPC valid until May 2035

Energy rating and score

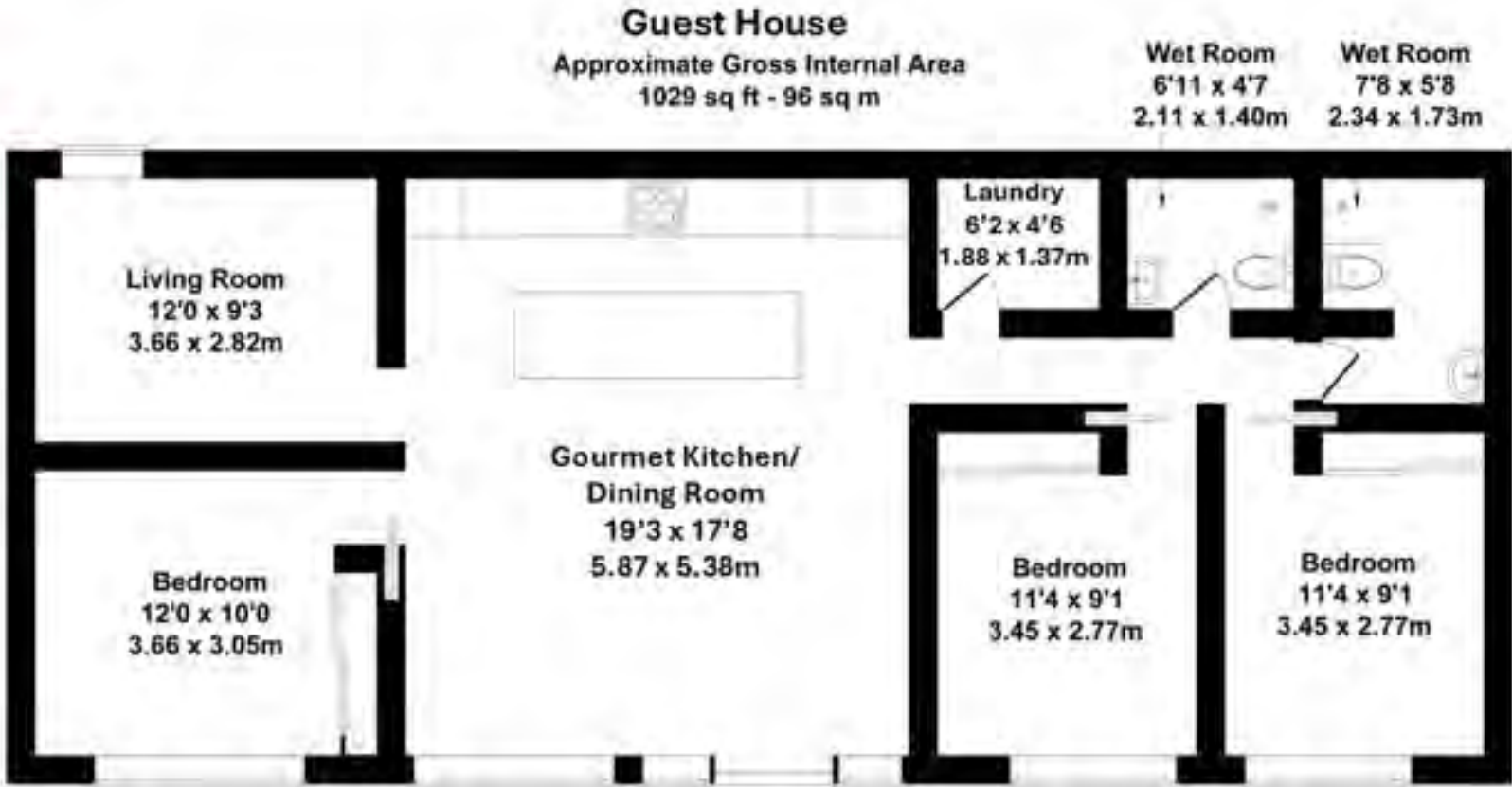
This property's energy rating is C. It has the potential to be A.



The graph shows this property's current and potential energy rating.

Council tax: Band A – £1,326.69

Sticle Guest House
Overview



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



















**Multi-purpose Agriculture Building
for use of the Winery
Overview**



3,400 VINES

CHARDONNAY

3,300 VINES

PINOT NOIR

3,300 VINES

PINOT
MEUNIER



**Multi-purpose Agriculture Building
for use of the Winery
Overview**



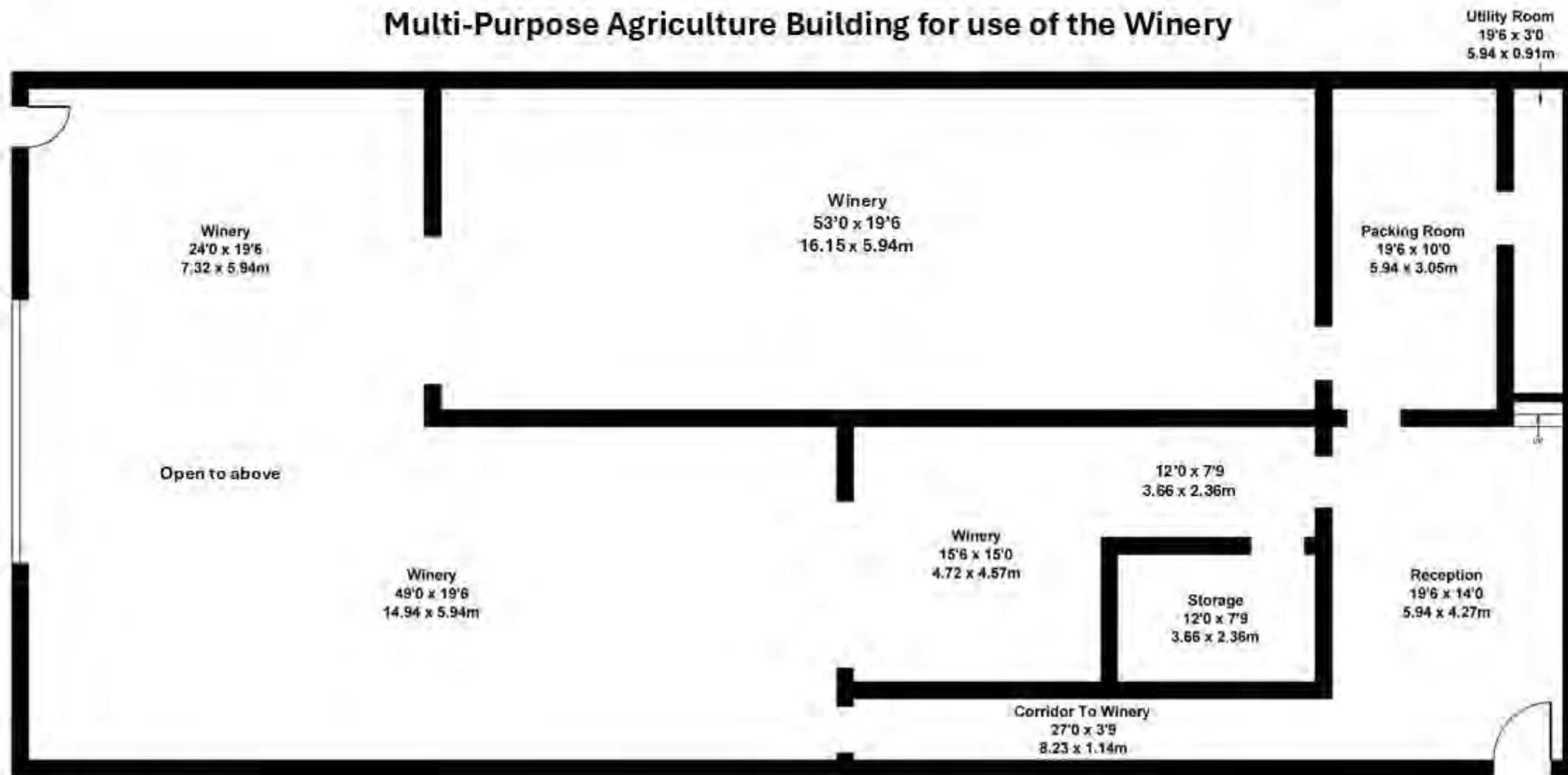
This impressive Black Barn-style building (2019) features stylish timber cladding and currently accommodates specialized vineyard equipment along with a tractor in its large garage. The building also includes a winery tasting room, five offices, and a spacious conference room equipped with video conferencing capabilities. Additional amenities consist of two restrooms, several storage rooms, and a fully fitted gourmet kitchen. For convenience, there are also facilities for showering and laundry, allowing to refresh and clean work clothes after tending to the vineyard and maintaining the lawns.

Upon entering, you are greeted by a large reception area that leads to a generous space designed to house all winery and aging equipment. The building is specifically designed to function as a winery facility and is equipped with 3-phase electricity, ready to connect the necessary equipment. It is best to allow winemaker choose his preferred equipment to produce the desired style of wines. Please note that the specialized vineyard equipment, including the tractor, sprayer, and lawnmower, are available for separate purchase and are not included in the sale of the property.

- Insulated building in all closed area
- Large water pipe for water to the winery
- Private Septic tank system
- 10G dedicated Fibre broadband
- Thermo-pump technology for its heating and A/C
- Site can accommodate large number of vehicles
- 2 toilets, 1 shower, laundry area
- 3-phase electricity



Multi-Purpose Agriculture Building for use of the Winery



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

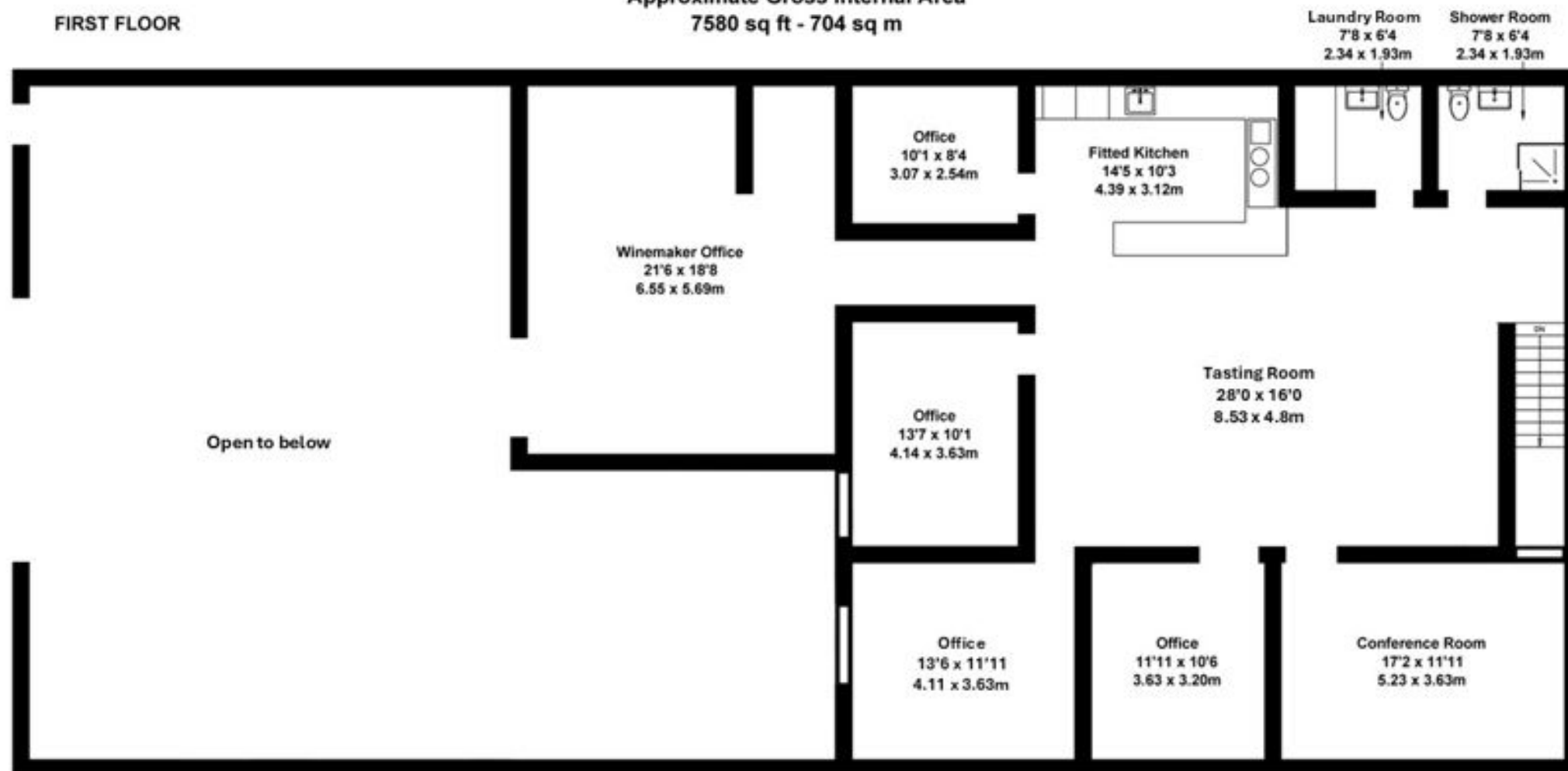
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Multi-Purpose Agriculture Building for use of the Winery

FIRST FLOOR

Approximate Gross Internal Area
7580 sq ft - 704 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



















SV Events

Sticle Vineyard is a majestic environment for celebrating weddings and corporate activities such as training, team building, product launches, and Christmas parties. Whatever the occasion, the spectacular Vineyard, breathtaking views, and pristine natural landscape all come together for that WOW factor. Space is not an issue for parking and installing vast Event Structures with Catering mobile kitchens. All can be connected using the 3-Phase Power.





Smokers and large BBQ area









Future Vision

The opportunities at this Estate extend far beyond just wine. The beautiful setting allows for various alternative or complementary uses, including a chic farm-to-table restaurant, an exclusive wedding venue, a corporate retreat center, or an event space.

It can also serve as a hub for culinary experiences, a yoga retreat, or brand collaborations. Additionally, the Estate's elevated position not only provides ideal conditions for vine growing but also offers an unforgettable experience for visitors, featuring panoramic views that are both private and truly captivating.



SV

Sticle Vineyards



Bouquet of wildflowers popping under the vines Bees,
butterflies and lady bugs are in abundance
With notes of sweet and herbal aromatic scents in the air

We use green manure ground cover of grass and its land's native wildflowers seeded by the winds, of Foxgloves, Bluebells, Field scabious, Welsh poppy, wild Daffodil, Buttercup, common Yarrow, Cuckoo flower, Primrose, Snowdrops, Kingcup, and the Daisy providing micronutrients for our organic vineyard. Our soil is rich in earthworms of all size. Our hedgerows include several other wildflowers of cow parsley, dandelions, clover and fruits such as blackberries (we create a cassis liquor with them) and wild very sweet small strawberries. We have plenty of bumble bees but would like to get more and add beehives.



We protect the soil and the air that produce all of this.
No spraying of any synthetic chemicals.



Acres of Beautiful Natural Gardens



84 Grand Firs



3 Km of Native Hedgerows

Our Massive carbon offset

We currently have on the Wine estate an enormous inventory of natural vegetation of mature trees, vines, hedgerows, grasses, wildflowers to absorb our carbon emission and those living around us. All lands including the vineyard have been managed organically with regenerative viticulture and horticulture with no chemical or artificial fertilizers input since it was acquired.

With 10,000 vines, 34 acres of grasses, 84 mature Grand Firs, 100's of mature Ash and Oak and approximately 3 km of mature hedgerows surrounding the Wine Estate, it is not hard math to understand how we are Climate positive.

In 2022, we allowed the native wildflowers to grow under the 10,000 vines for each of the 262 rows which represents approximately 18km of wildflowers. The fragrance in the vineyard was intense and sweet while the looks of all these flowers was remarkable. We did this to preserve our soil diversity and to protect the soil nutrients. A win-win for all living.

Good to know

1 Grand Fir can offset the total CO₂ of nearly 3 people's lifetime footprint of emissions. An incredible specimen that captures and stores carbon for many years considering this tree can live up 100 – 300 years.

1 mature Grand Fir also known as Redwood fir (species of the giant sequoia sempervirens family) can absorb several tones of CO₂ each year on average. The Grand Fir is a common fir planted across the UK mostly for the forestry industry due to its fast-growing characteristic.

We have approx. 84 Grand Firs on the Wine Estate and in proximity of several hundreds.

1 m² of Trees can absorb 30+kgs of CO₂ each year on average

1 average Tree can absorb 10+ kgs of CO₂ each year on average (based on CO₂ stat)



Sticle Vineyard
Wine Estate

We are Climate positive for
A Decarbonized Safer World



For further information or to book a viewing, please contact:

Fine and Country West Wales & Homes of Wales

01974 299055

westwales@fineandcountry.com