

In South Carolina, an Equestrian Estate Offers Top Amenities and Beach Access

Camelot Farms Spans More than 60 acres on Saint Helena Island



By Jonelle Mannion, *Mansion Global*

Location: Saint Helena Island, South Carolina

Price: \$2.95 million

Epitomizing Lowcountry living, Camelot Farms is a 63.5 acre equestrian estate complete with every imaginable horse-related amenity, as well as enjoying the rare luxury of a private trail from the property to the beachfront. According to listing agent Lori Bemby Weldon, the estate—which features a three-bedroom guest house in addition to its extensive equestrian facilities—“could be enjoyed as a private equestrian estate, or could continue to be operated as a business, or both.”

The main residence, built in 2001, is Mediterranean in style with custom Venetian finishes throughout its interiors. It features a beautiful courtyard, as well as lush landscaped gardens complete with mature oak trees, which can be enjoyed from the home’s spacious verandas.

However a buyer chooses to use the unique property, it presents a rare opportunity to acquire a quality estate with extensive acreage and direct beach access, according to Ms. Bemby Weldon.

Stats: The 2,800-square-foot main residence has three bedrooms and two and a half bathrooms, while a guest house called the “Saddle Pad” has an additional three bedrooms and two bathrooms.

Amenities: The more than 63 acre estate comes fully equipped with an impressive array of luxury equestrian features, including a state-of-the-art horse barn with 14 stalls, a 2,600-square-foot barn office with a lounge area, tack storage, a kitchen and restroom. There is a fully covered, lighted riding arena with a ventilated observation pergola, a \$165,000 sprinkler system, a full-size dressage arena, a jump arena complete with training obstacles, 28 one-acre cross-fenced pastures for horses to roam freely, and riding trails throughout the extensive property.

As well as its range of equestrian facilities, the estate enjoys private trail access leading directly to the beach. “This is one of the only places in America where you can be horseback on the beach in minutes,” Ms. Bemby Weldon said.

Wildlife is plentiful for the hunter on Camelot Farms, wild turkey and deer are abundant and can be either harvested or simply observed while sitting on the back veranda overlooking a large pasture leading to marshes of The Saint Helena Sound.

A source of potential revenue, the property includes a three-bedroom guest house called the “Saddle Pad,” which earned \$55,000 in 2021 in rental income. The Saddle Pad has proved especially attractive to equestrian guests, with paddocks beside the house for guests’ horses, and plenty of room for horse trailer parking.

The property as a whole has been operated as a very successful business for several years, earning a revenue stream of \$452,000 in 2021, between the rental property with its six-slot RV campground, and as its equestrian offerings, including beach trail rides, boarding and lessons, according to the agent.

Neighborhood Notes: Nestled down a quaint palmetto palm lined driveway, Camelot Farms is a rural estate located on Saint Helena Island in the Lowcountry of South Carolina. It lies 20 minutes from Beaufort, “a quaint town that’s like a little Charleston, dripping in southern hospitality,” Ms. Bemby Weldon said, adding that it was named “America’s Best Small Town” by Southern Living Magazine.

The historic town is filled with a surprisingly eclectic array waterfront homes, artwork, live music and southern cuisine, all of which are influenced by the heritage and flair of Gullah culture in the region—that of the African American people who historically settled across the Lowcountry of the U.S., according to Ms. Bemby Weldon.

The home lies one hour from Savannah, Georgia, and one hour and forty minutes from Charleston. The property is also ideally positioned about a third of a mile from the Atlantic coast, as well as many local fishing spots along the creeks and rivers. Hunting Island State Park is less than 10 minutes from the home—a popular tourist spot with miles of Atlantic coastline, and home to the world’s oldest known portice, according to Ms. Bemby Weldon.