

*A perfect mix of character and functionality, soulfully crafted, where sunlight dances through oak-framed windows, and the quiet magic of Gower life unfolds just beyond the garden gate...*

# 1 The Acorns, Highpool Lane, Newton, SA3 4TX

£1,100,000 FREEHOLD











**£1,050,000**

A masterful self-build blending farmhouse charm with cutting-edge sustainability. Offering approx. 2,950 sq ft of beautifully crafted living space, 7 bedrooms, 5 bath-rooms, a show-stopping kitchen, wood burners, solar panels, and a versatile garden. Perfectly located within walking distance of Langland, Caswell and Mumbles – this is Gower living at its inest.











Set on a peaceful private lane within walking distance of Langland, Caswell and Mumbles, this exceptional self-build family home, completed in 2012, blends the charm of a traditional farmhouse with the comfort, sustainability, and functionality of contemporary living. Extending to approximately 2,950 sq ft and set on a generous 0.19-acre plot, this is a home where timeless design meets modern ingenuity.

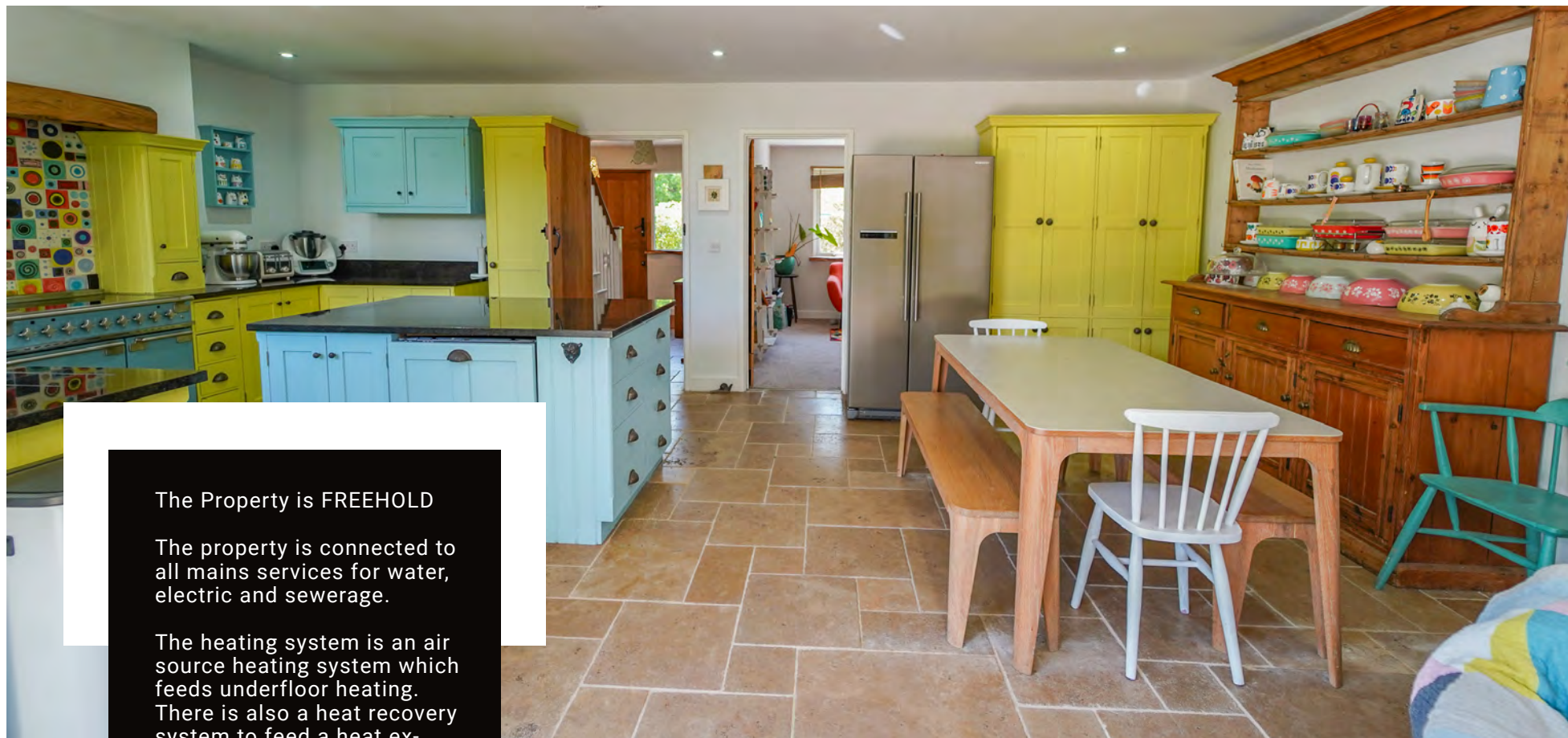
From the oak-framed storm porch and Gower oak detailing to the triple glazing and underfloor heating powered by an air source heat pump, every element has been carefully considered. The home exudes warmth and elegance while delivering exceptional energy efficiency, privacy, and natural light throughout.

The heart of the house is a stunning open-plan kitchen/family room (approx. 7m x 8m), a bright and welcoming space with windows to three aspects, artisan cabinetry, travertine flooring, a feature log burner, and large sliding doors opening onto the sun terrace. A spacious utility room and an accessible wet room make returning from beach walks, dog adventures, or muddy wellies a breeze.

Across the hall is a front snug and a wonderfully proportioned living room running from front to rear, complete with another log burner and French doors to the garden. The central reception hall, laid in travertine with a handsome staircase, sets the tone for the generous space and thoughtful design that continues throughout the home.







The Property is FREEHOLD

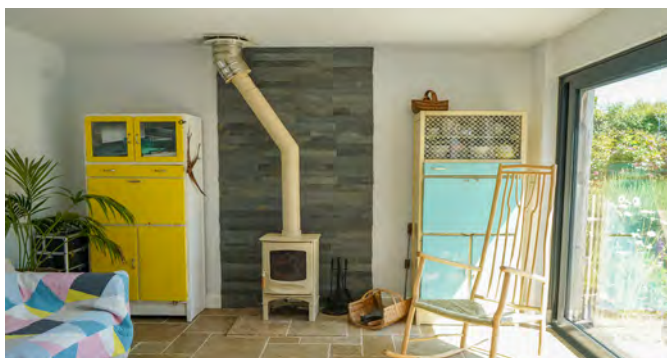
The property is connected to all mains services for water, electric and sewerage.

The heating system is an air source heating system which feeds underfloor heating. There is also a heat recovery system to feed a heat ex-change system for hot water.

There are solar panels - 2v system with just under 7 years left on the feed in tariff.

The Council tax is Band H (£4,286 p.a.)

The EPC rating is TBC











The first floor hosts five double bedrooms, two with en suites, and a luxurious family bathroom. The principal suite benefits from extensive fitted wardrobes and a tranquil outlook over the village green to the West. The second floor offers two further double bedrooms, one with an en suite and a breathtaking view of Pwll Ddu Head and the sea beyond.

Outside, the property boasts ample off-street parking, an integral garage, a peaceful sun terrace for entertaining, a large and versatile garden brimming with mature planting and wildlife, and a tucked-away practical yard space with laundry area, storage, and a chicken run. From the front, there are open green views, while the rear offers complete privacy – not overlooked and with no direct view of neighbouring properties.

Sustainability is seamlessly integrated into the fabric of this home: a mechanical ventilation and heat recovery system, super-insulated walls, solar panels (with 7 years remaining on the Feed-in Tariff generating approx. £800–£1,000 per annum), rainwater harvesting system, and minimal heating costs thanks to a cleverly zoned air source heat pump and wood burners.





















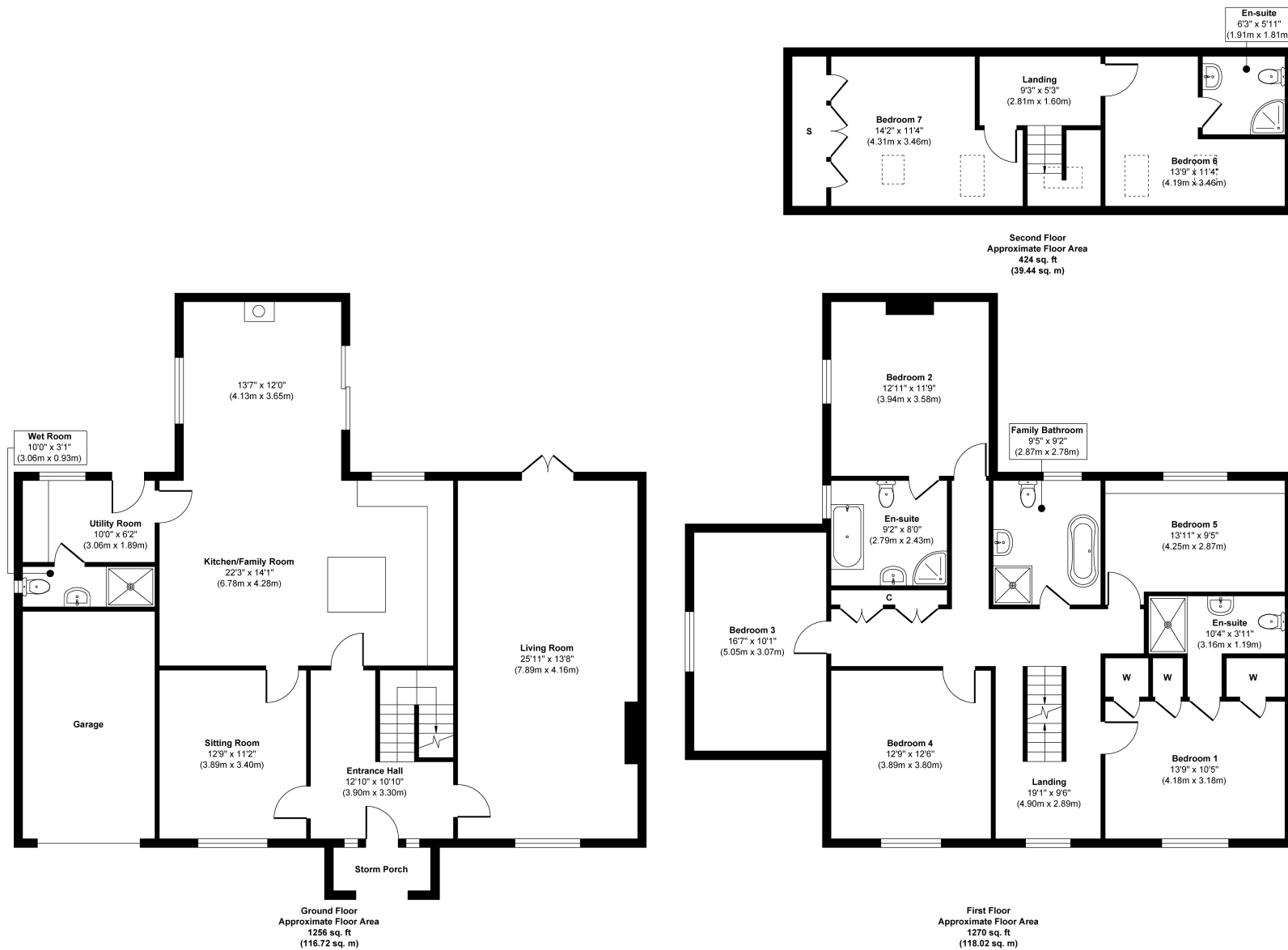












**Approx. Gross Internal Floor Area 2950 sq. ft / 274.18 sq. m (Excluding Garage)**

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

Produced by Elements Property





Newton is a highly sought-after village, ideally positioned for families and professionals alike, offering a blend of coastal charm, excellent local amenities, and convenient access to key locations. Newton falls within the catchment areas of two excellent primary schools: Newton Primary School and Oystermouth Primary School, both known for their high standards of education. For secondary education, the village sits within the catchment area for Bishopston Comprehensive School, consistently ranked among the top-performing schools in Swansea.

For leisure and lifestyle, Newton is just a stone's throw from the vibrant Mumbles Village, home to a bustling array of boutique shops, cafés, and restaurants, as well as the iconic Mumbles Pier. The area is known for its stunning beaches—Langland Bay and Rotherslade Bay are just minutes away, offering golden sands, excellent surfing conditions, and picturesque coastal walks. These bays are not only scenic but also provide a wide array of leisure activities, including tennis courts and a golf course at Langland.

The world-renowned Gower Peninsula, the UK's first

Area of Outstanding Natural Beauty, is easily accessible from Newton, providing further opportunities for hiking, cycling, and exploring unspoiled beaches such as Three Cliffs Bay and Rhossili Bay.

For healthcare and education, Singleton Hospital and Swansea University are both within a 10-15 minute drive, making Newton a prime location for medical professionals, university staff, or students. Commuting into Swansea city centre is quick and easy, with Newton located just 5 miles away, a short 15-minute drive, making it perfect for those who work in the city but prefer a quieter, more scenic place to live. The M4 motorway is also easily accessible, offering convenient links to Cardiff, Bristol, and beyond.

Newton strikes the perfect balance between peaceful village life and easy access to the cultural and recreational highlights of Swansea and the Gower. Whether you're looking for excellent schooling, proximity to beautiful beaches, or an easy commute, Newton offers an unparalleled lifestyle in one of South Wales' most desirable locations.







**Information :** 01792986099  
info@thegreenroomhomes.com  
28-30 Dunns Lane, Mumbles, SA3 4AA  
www.thegreenroomhomes.com

