



Greystone
Pitton | Rhossili | Swansea | West Glamorgan | SA3 1PH

Nestled within beautifully manicured grounds in the picturesque hamlet of Pitton, Greystone is an exceptional seven-bedroom detached home offering an abundance of versatility, space and opportunity. Cleverly arranged with a five-bedroom residence to one side and a two-bedroom wing to the other, this remarkable home lends itself perfectly to multi-generational living, holiday accommodation potential, or simply enjoying an expansive family home in one of Gower's most sought-after coastal locations. Just a few minutes' walk from the stunning tidal cove of Mewslade Beach and surrounded by breathtaking countryside and the world-famous coastline of Rhossili, Greystone effortlessly combines peaceful rural living with outstanding natural beauty, creating a truly enviable lifestyle.

Pitton enjoys an idyllic setting within the renowned Rhossili area, celebrated for its award-winning beaches, spectacular coastline and Areas of Outstanding Natural Beauty. Whether you enjoy scenic coastal walks, surfing, horse riding or simply taking in the incredible landscapes, this location has something for everyone. Nearby Rhossili offers welcoming cafés, a traditional village shop and a popular pub, whilst the wider Gower Peninsula provides an excellent selection of amenities, making this an exceptional place to call home.

Adding to its appeal, Greystone benefits from the installation of solar panels, helping to improve the home's energy efficiency while reducing running costs.

Let's take a closer look in more detail...

Approach

Travelling along the beautiful South Gower roads towards Pitton and Rhossili before turning towards the picturesque Mewslade Bay, you are welcomed by Greystone, a truly impressive home occupying an equally impressive setting. Upon arrival, a generous tarmac driveway complete with exterior lighting provides ample parking for multiple vehicles. Two steps lead you to the entrance, where this wonderful home begins to reveal everything it has to offer.

Step Inside...

Designed with versatility firmly in mind, Greystone has been thoughtfully arranged into two distinct living areas, known as the main house and gable wing, creating endless possibilities for extended family living, independent accommodation, holiday letting potential, or adapting the layout to perfectly suit your individual lifestyle.









Let us first take a look at the main house...

Entrance Porch

Step into a welcoming porch where natural light floods the space, creating the perfect first impression. Offering plenty of room for coats and shoes, it provides a practical introduction to the home before guiding you through into the main accommodation.

Entrance Hallway

Beautifully presented and instantly welcoming, the entrance hallway is laid with herringbone oak flooring which flows throughout this central part of the home. This superb space serves as the heart of the Main home, providing access to the lounge/dining room, kitchen/breakfast room, ground floor shower room and Bedroom Five, whilst a staircase rises to the first floor. Generous understairs storage provides a practical finishing touch.

Lounge/Dining Room

Bathed in natural light courtesy of its impressive triple aspect design, this wonderful open-plan reception room offers an inviting and spacious environment for both everyday family life and entertaining. Floor-to-ceiling windows with a patio door overlook the front aspect, whilst a rear window and double doors opening into the conservatory. Herringbone oak flooring enhances the elegance of the space, whilst a charming log burner with slate hearth creates a cosy focal point during the cooler months. There is ample room for both comfortable seating and a generous dining area, with further access leading to the Kitchen/breakfast room and conservatory.

Conservatory

What a wonderful place to relax and appreciate the stunning surroundings. Surrounded by windows overlooking the beautifully manicured gardens, this delightful conservatory creates a seamless connection between indoors and out. Here you have tiled flooring and double patio doors open directly onto the garden, making it the perfect setting for entertaining guests or quietly unwinding whilst enjoying the peaceful outlook.

Kitchen/Breakfast Room

Offering an abundance of natural light courtesy of the large rear-facing window, this spacious kitchen and breakfast room enjoys an extensive range of base, wall and tall storage units, together with a double stainless steel sink, Zanussi electric oven with four-ring hob, Siemens elevated extractor fan and integrated Caple microwave. Tiled flooring, spotlighting and a contemporary tall feature radiator complete the room, whilst there is additional space for two under-counter appliances and one freestanding appliance. A fitted bench seat with useful storage creates the perfect breakfast area alongside a handy pantry space, whilst an inner hallway provides access to the rear garden and seamlessly connects to the ground floor accommodation on the gable wing of the home.

Bedroom Five

Positioned just off the entrance hallway, Bedroom Five is a generous ground floor double bedroom enjoying herringbone flooring and a lovely front-facing window which fills the room with natural light whilst framing pleasant rural views.

Ground Floor Shower Room

This useful shower room is fitted with a WC, wash hand basin, shower cubicle, partial tiled walls, vinyl flooring and a frosted front-facing window.



Landing

Ascend the carpeted staircase to the first floor where you arrive at a split staircase. Heading to the left, a landing provides access to three bedrooms and a shower room. To the right, you will find a further twin bedroom, an additional shower room and a doorway leading through to the gable wing of the property.

Bedroom One

A truly impressive principal bedroom, generously proportioned and beautifully filled with natural light thanks to its dual aspect windows overlooking the surrounding greenery, beautifully maintained gardens and countryside. This room offers carpeted flooring and a fitted wardrobe complete with hanging rails, shelving and storage cupboards above.

Bedroom Two

Another spacious double bedroom enjoying a wonderfully bright atmosphere courtesy of the rear-facing window, which frames views across the garden and rolling countryside beyond. Here you have carpeted flooring and a built-in wardrobe fitted with hanging rails, shelving and overhead storage cupboards.

Bedroom Three

Positioned to the front of the home, this bedroom is flooded with natural light through sliding doors which open onto a private sit-out balcony, creating the perfect place to enjoy the peaceful surroundings and leafy outlook. Finished with carpeted flooring.

Family Bathroom

The family bathroom is fitted with a WC, wash hand basin, fitted bath, a generous walk-in shower, partial tiled walls, vinyl flooring, a feature radiator, shaving point and a frosted rear-facing window.

Bedroom Four

Another generous bedroom enjoying an abundance of natural light through dual aspect windows and an additional Velux window, creating a bright and airy feel throughout. Featuring a partial vaulted ceiling and carpeted flooring.

Shower Room

The shower room is furnished with a WC, wash hand basin with a vanity unit providing storage beneath, a spacious walk-in shower, vinyl flooring, partial tiled walls, a feature radiator, extractor fan, two shaving points and a frosted rear-facing window.









Now let us take a look at the gable wing of the home...

Open-Plan Kitchen/Breakfast/Family Room

Undoubtedly one of the standout features of Greystone with a doubled sided wood burner as the centrepiece. This beautifully presented open-plan kitchen, breakfast and family room has been thoughtfully designed with modern family living in mind. Flooded with natural light from triple aspect windows, four Velux roof windows and a floor-to-ceiling glazed window with sliding doors opening onto the garden, the space feels wonderfully bright and inviting throughout. The kitchen is fitted with an extensive range of tall and base units topped with quartz worktops, complemented by a central island providing additional storage, matching quartz surfaces and a breakfast bar comfortably seating three. Integrated appliances include a double sunken stainless-steel sink with Quooker tap, NEFF induction hob, Caple elevated extractor fan, two NEFF oven/grills, tall Caple fridge, NEFF dishwasher and NEFF microwave. There is ample room for a generous breakfast or dining table, whilst the charming double sided wood burner creates a cosy focal point, enjoyed equally from both the dining and family areas. The family area itself benefits from carpeted flooring, a feature radiator and offers a superb place to relax whilst enjoying views across the garden. From here, doors lead through to the utility/laundry room and study, whilst a staircase rises to the first floor.

Utility/Laundry Room

The Utility/laundry room provides the perfect place to keep everyday household chores neatly tucked away. Finished with tiled flooring and benefiting from an extractor fan, the room offers ample space for a range of freestanding appliances. A door provides direct access to the rear garden, whilst an additional door leads into the ground floor WC.

Ground Floor WC

Furnished with a WC, wash hand basin with storage beneath, tiled flooring, spotlighting, an extractor fan and two shaving points.

Study

Situated to the rear of the home, the study enjoys a large window overlooking the surrounding greenery. Finished with carpeted flooring and an extensive range of fitted tall and wall storage units, this versatile room could equally be utilised as a hobby room, snug, home gym or whatever best suits your family's needs.

Landing

Ascend the carpeted staircase to the first-floor landing. From here, doors provide access to two generous double bedrooms, two shower rooms and a large double-door storage cupboard fitted with shelving.

Bedroom Six

A beautifully presented and exceptionally spacious double bedroom enjoying an abundance of natural light through its impressive apex window, perfectly framing the surrounding rural countryside. Here you also have carpeted flooring and a range of fitted wardrobes provides excellent storage.

Shower Room

Serving Bedroom Six, this shower room is fitted with a WC, wash hand basin with vanity storage beneath, walk-in shower, partial tiled walls, vinyl flooring, a feature radiator, extractor fan, two shaving points and a side-facing window.

Bedroom Seven

Another generous double bedroom enjoying a large rear-facing window overlooking the beautifully maintained gardens, allowing natural light. Finished with carpeted flooring, the room also benefits from a built-in wardrobe fitted with hanging rails and shelving.

Shower Room

Completing the first-floor accommodation on the gable wing is a well-appointed shower room comprising a WC, wash hand basin with storage beneath, a walk-in shower, tiled walls, vinyl flooring, a feature radiator, extractor fan and two shaving points.



Step Outside...

The grounds surrounding Greystone are simply exceptional. Beautifully manicured lawns and winding pathways embrace the home, creating an idyllic setting filled with mature trees, established shrubs and colourful flower beds that attract an abundance of birds and wildlife throughout the seasons. Numerous seating areas provide wonderful spots to relax, entertain or simply soak up the peaceful surroundings, whilst pathways and pedestrian gates wrap safely around the property, making it ideal for children and pets to explore securely. To the rear, two useful garden sheds provide excellent storage alongside a dedicated wood store, external lighting and a convenient outdoor shower, perfect after returning from the nearby beaches. Continuing around the property, the pathways lead back to the front where a generous tarmac driveway provides ample off-road parking for multiple vehicles, completing this truly impressive outdoor space.



Local Area

Greystone enjoys an enviable position within the peaceful hamlet of Pitton, in the heart of the breathtaking Gower Peninsula. Surrounded by rolling countryside and spectacular coastline, this highly sought-after location offers an exceptional lifestyle where tranquillity and natural beauty go hand in hand. Just moments away lies the iconic village of Rhossili, renowned for its award-winning beach, dramatic Worm's Head and miles of unspoilt coastline, attracting walkers, surfers, horse riders and nature lovers throughout the year. Nearby villages including Llangennith, Reynoldston, Surlage and Port Eynon provide a selection of village shops, cafés, traditional pubs and everyday amenities, ensuring everything you need is close at hand.

Despite its idyllic rural setting, Pitton remains well connected, with regular bus services to Swansea, offering an extensive range of shopping, leisure and cultural attractions, together with mainline rail links to Cardiff, Bristol and London. Families also benefit from well-regarded local schools, while the surrounding Gower offers an abundance of outdoor pursuits including coastal walks, golf, sailing and beautiful National Trust beaches. Combining outstanding scenery, a welcoming community and excellent accessibility, this is a truly special place to call home.

Asking Price £920,000

Additional Property Information

Freehold

Tax Band - F

Electric/Oil

Mains Water - Meter

Mains Drainage

Cavity Wall Insulation

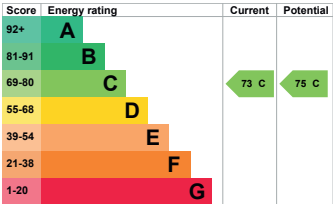
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For mobile coverage please visit <https://checker.ofcom.org.uk>

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR

Greystone Pitton Rhossili Swansea SA3 1PH

Approximate Total Area: 3305 ft² ... 307.8 m² (excluding balcony)



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