

Milan House & Cottage

Overton Lane | Port Eynon | Swansea | West Glamorgan | SA3 1NR

FINE & COUNTRY

Introducing Milan House & Cottage, a truly substantial and beautifully appointed six-bedroom detached family home, complemented by a fully self-contained two-bedroom annex offering endless potential. Nestled above Port Eynon, one of the most desirable locations within the Gower Peninsula, this remarkable coastal residence sits just moments from the breathtaking Overton Cliff Nature Reserve and iconic coastal walking trails. Offering a peaceful setting, the property boasts generous living accommodation, stunning character features, gorgeous gardens, off-road parking, and the added advantage of a small parcel of land with exciting potential (subject to the necessary planning consents) for a possible building plot, or extended garden space, Completing this exceptional offering is the rare addition of a versatile annex, perfect for extended family or holiday letting opportunities.

Port Eynon is renowned for its award-winning beaches, scenic cliff-top walks, welcoming community, and local amenities including traditional pubs, and village shop. The wider Gower Peninsula, designated as the UK's first Area of Outstanding Natural Beauty, attracts those seeking a relaxed lifestyle surrounded by unspoilt landscapes, yet still within reach of the vibrant city of Swansea.

Approach

After travelling along South Gower Road and continuing onto Overton Lane, you arrive at the impressive Milan House & Cottage. The property immediately makes a striking impression, with off-road parking to the front and an additional small plot of land offering further potential. A paved pathway, secured by a pedestrian gate, guides you gracefully towards the entrance porch.

Step Inside...

Entrance Porch

Step inside the welcoming entrance porch, a practical yet charming space featuring a window to the side overlooking the garden.

Entrance Hallway

Entering via the traditional feature front door with stained glass windows, you are greeted by a truly striking hallway. Tall ceilings adorned with elegant coving, feature panelled walls, and carefully selected wallpaper create a stylish and characterful space. Traditional black and white tiled flooring flows underfoot, lit by centre and wall lighting, while cast iron Victorian radiators add further charm. This impressive hallway runs from front to rear, connecting the home and providing access to the kitchen/breakfast/dining room, library, lounge, rear lobby, and stairway to the first floor. Clever pull-out storage beneath the stairs offers discreet space for coats and belongings.















Open-Plan Kitchen/Breakfast/Dining Room

What a tremendous space this is. Flooded with natural light from an array of sash windows and a Velux window, this stunning room spans the full depth of the home with partially vaulted high ceilings. Oak flooring with underfloor heating runs throughout, complemented by a range of spot and feature lighting. The bespoke kitchen boasts an array of tall and base units topped with quartz worktops, thoughtfully designed for both style and practicality. Integrated appliances include a double gold sink with swan tap, NEFF dishwasher, tall fridge, KLARSTEIN extractor fan, and space for a double oven. A beautiful central island with curved quartz edges provides additional storage, an integrated wine cooler, and breakfast bar seating. The dining area flows seamlessly from the breakfast space beneath a feature beam, enjoying garden views, a Jotul wood burner, and classic Victorian radiator, creating a perfect family and entertaining space.

Utility/Laundry Room

Situated just off the kitchen, the utility/laundry room offers excellent additional storage with tall and base units topped with quartz worktops. A porcelain sink, space for hidden appliances, and a stable-style door leading to the garden enhance practicality. With vaulted ceilings, a feature beam, Velux and sash windows, oak flooring with underfloor heating, and discreet storage for coats and shoes.

Ground Floor WC

Located off the utility room, the grand, high vaulted ground floor WC offers a WC, wash hand basin with storage beneath, frosted sash window, and oak flooring.

Library

Returning to the entrance hallway, the library is a delightful front-facing room with two windows, including a large sash window with bespoke Victorian shutters. This elegant space features carpeted flooring, high ceilings with coving, fitted shelving, a refurbished Victorian radiator, and a beautiful open fireplace, creating a warm and inviting room.

Lounge

The lounge is a peaceful and cosy space positioned to the rear of the home, bathed in natural light from a sash window with bespoke shutters overlooking the garden. With high ceilings, coving, plate rail, exposed white floorboards, built-in shelving, and a feature fireplace with wood burner, this room offers the perfect setting for relaxation.

Rear Lobby Access

Also accessed from the hallway, the rear lobby features dual aspect windows and provides direct access to the garden.



















First Floor Landing
Ascending the carpeted staircase with feature panelled walls and wallpaper, you arrive at a bright landing with exposed white floorboards, two feature radiators, coving, and spot lighting. From here, doors lead to four bedrooms, the family bathroom, and a further staircase to the second floor.

Principal Bedroom Suite
The principal bedroom is a beautifully proportioned space with dual aspect sash windows offering stunning views across the Gower coastline and countryside. Featuring exposed white floorboards, coving, and a Victorian radiator, the room also benefits from a luxurious private ensuite. The ensuite includes a WC, wash basin with storage, feature bath with floor-mounted tap and handheld shower, panelled walls, and classic tiled flooring, all complemented by picturesque views.

Bedroom Two
A spacious front-facing double bedroom, filled with natural light from a large sash window. This room offers coving, a Victorian radiator, exposed white floorboards, and an array of built-in wardrobes with hanging rails and shelving.

Bedroom Three
Situated to the rear, this generous double bedroom enjoys stunning Gower sea views through a sash window. Features include coving, dado rail, exposed floorboards, feature fireplace, built-in wardrobes, and a ceiling fan.

Bedroom Four / Study
Bedroom four is a front-facing single room currently utilised as a home study. With a large sash window, exposed floorboards, coving, central lighting, and a Victorian radiator.

Family Bathroom
The family bathroom is beautifully appointed with a Royal Venton WC, Heritage wash basin, feature bath with handheld shower, walk-in shower, heated towel rail, Victorian radiator, and a mix of tiled, wallpapered, and painted finishes. A sash window with shutters and a large airing cupboard complete the space.

Second Floor Potential
Ascending the curved staircase, brightened by a Velux window, you reach the second floor, a versatile space with outstanding coastal views. Offering three distinct areas, including two bedrooms with vaulted ceilings, exposed beams, dual aspect windows with Sea views over to Port Eynon, ample eaves storage, this level presents exceptional potential for a principal suite or additional accommodation.
Planning permission is in place for three additional dormers.











Milan Cottage – Self-Contained Annex
Milan Cottage is a beautifully presented, completely self-contained two-bedroom annex offering exceptional flexibility and charm. Ideal for extended family living, guest accommodation, or as a highly desirable holiday let, this wonderful addition to Milan House delivers true independence whilst still feeling connected to the main residence. Rich in character, the cottage enjoys its own private entrance, enclosed garden, and unique features such as reclaimed ship beams from the SS Milan.

Entrance Area
Stepping into Milan Cottage, you are welcomed into a practical entrance area finished with tiled flooring. From here, the space provides access to the kitchen and shower room, with a step leading down into the main lounge/dining area and a separate WC.

Kitchen
The kitchen is well-appointed with a range of wall and base units complemented by tiled flooring and dual aspect windows. Integrated appliances include a single stainless-steel sink with swan tap, Hoover oven/grill, Gionien four-ring induction hob, and elevated extractor fan, along with space for both under-counter and freestanding appliances.

Shower Room & Separate WC
The shower room is fitted with a Heritage wash basin with storage beneath, a walk-in shower, and extractor fan. Finished with tiled flooring, partially tiled walls, and a frosted window. The separate WC offers further convenience, featuring a WC, heated towel rail, tiled flooring, and frosted window.

Lounge/Dining Room
The lounge/dining room is a truly characterful space, featuring exposed beams reclaimed from the SS Milan ship, adding a unique sense of history and charm. Laid with laminate flooring, this generous reception room offers excellent flexibility for both seating and dining arrangements. A sash window to the front and double patio doors to the rear allow natural light and provide direct access to the private garden.

First Floor Landing
Ascending the characterful staircase, which is also reclaimed from the SS Milan, you arrive at a landing space providing access to both bedrooms.

Bedroom One
Bedroom one is a generous double room enjoying a rear aspect window with lovely views across the Gower Peninsula and surrounding coastline. The room features carpeted flooring and a partially vaulted ceiling.

Bedroom Two
Bedroom two is a bright and airy room with a front-facing window allowing natural light. The space includes carpeted flooring, a partially vaulted ceiling, eaves storage, and a Victorian refurbished radiator.

Jack and Jill Bathroom
The Jack and Jill bathroom serves both bedrooms and is fitted with a WC, wash basin, heated towel rail, vinyl flooring, eaves storage and a side window.









Step Outside…

The gardens wrap around the property from front to rear, fully enclosed to create a safe haven for children and pets. A wonderful mix of lawns, patios, and stone pathways guide you through this sun-soaked outdoor space, rich with wildlife and perfect for relaxing or entertaining. Additional features include a covered al fresco dining area, garden room with electricity, wood store, and a large workshop also equipped with electricity. The cottage benefits from its own private garden and dedicated parking area.

Potential Plot

To the front, the home offers off-road parking along with an overflow parking area, presenting exciting potential for a variety of uses. Subject to the necessary planning consents, this space could lend itself to a potential building plot, an extension of the garden, or further development to suit individual needs, making it a significant and versatile benefit to Milan House & Cottage.

Local Area

The Gower Peninsula is widely celebrated for its outstanding natural beauty, offering award-winning beaches such as Rhossili Bay, dramatic cliffs, and miles of scenic walking routes. Port Eynon itself provides a welcoming village atmosphere with a local coffee shop and traditional pubs, while also benefiting from nearby schools and essential amenities. The city of Swansea is within easy reach, offering a wider selection of shopping, dining, leisure facilities, and excellent transport links including rail connections to Cardiff, Bristol, and London. For those travelling further afield, access to the M4 corridor provides convenient routes across South Wales and beyond. Nearby villages such as Oxwich, Reynoldston, and Llanrhidian add to the charm, each offering their own unique character and amenities. This exceptional location truly combines coastal tranquillity with connectivity, making it a highly desirable place to call home.







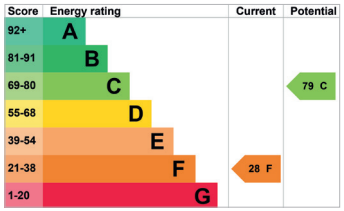


Additional Property Information

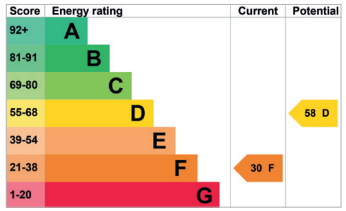
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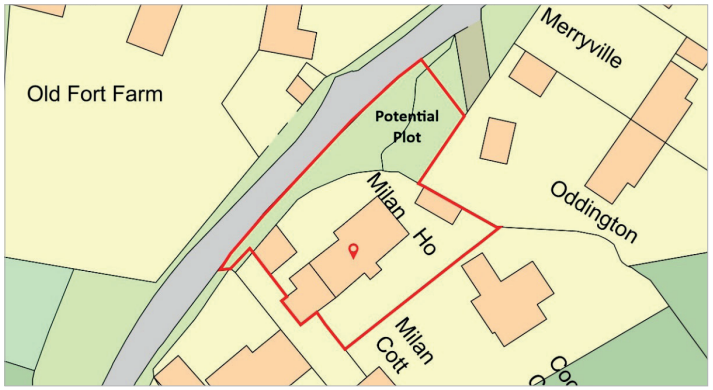
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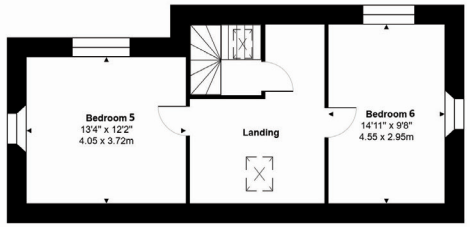
Milan House



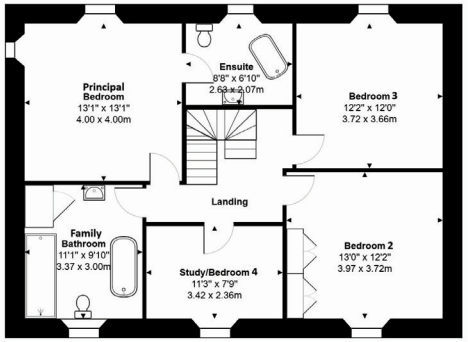
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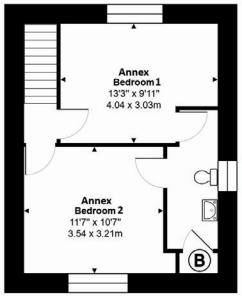


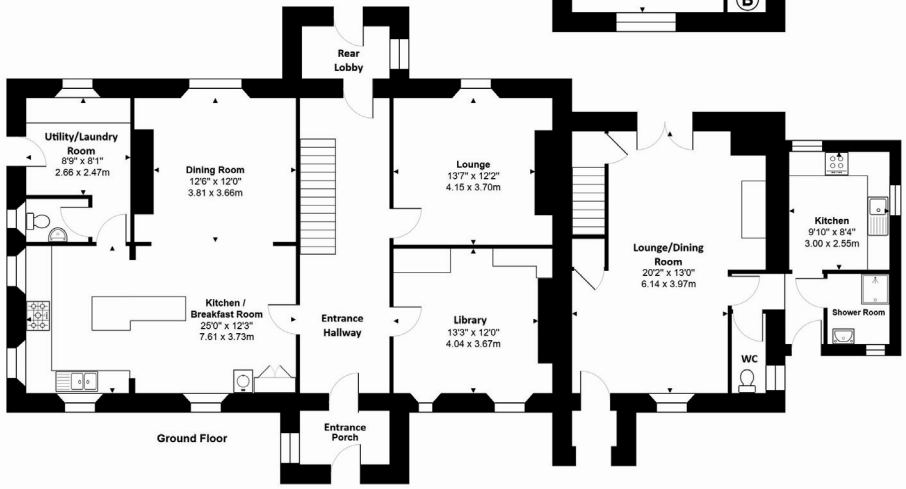


Second Floor



First Floor





Ground Floor

Asking price £1,150,000

Milan House & Cottage, Overton Lane, Port Eynon, SA3 1NR

Approximate Total Area: 3262 ft² ... 303.0 m²

The Property Ombudsman

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