



Crawley Cottage,  
Nicholaston, Gower, SA3 2HL





Price - £1,395,000

An incredible small holding situated on one of the finest sections of the Gower coastline, with far reaching sea views from almost every window, 2.6 acres of land, a stable block and an 800 sqft detached barn/garage.

Crawley Cottage has been a family home for over 45 years, it has been loved and maintained by the current owners and the land belonging to the property lies to the south, between the house and the sea - protecting that view forever.







Gross Internal Area  
3,062 sqft

Acreage  
2.6 acres

Five Bedrooms - Two Bathrooms - Two reception rooms - Attached barn

A rare opportunity to acquire an idyllic home with extensive south facing gardens and one of the most enduring sea views in Gower.







Set in one of Gower's most breathtaking and pristine settings, Crawley Cottage presents an extraordinary opportunity to acquire a true coastal holding extending to approximately 2.6 acres, with uninterrupted, south-facing views across Oxwich Bay. The property sits beautifully within its landscape, with rolling lawns falling gently away towards the sea, bordered by the natural beauty of Penmaen and Nicholaston Burrows and woodland beyond.

The house itself offers generous and well-balanced accommodation extending to approximately 3,062sqft. It has been a much-loved family home for over 45 years and, whilst comfortably arranged, now presents an exciting opportunity for modernisation or thoughtful reconfiguration.

The ground floor provides two reception rooms, both enjoying a wonderful connection to the surrounding gardens and views, alongside a kitchen positioned to take full advantage of the coastal outlook. An attached barn, currently used informally as a playroom, offers excellent potential to be incorporated into the main house to create additional living space if desired.





Upstairs, there are five bedrooms arranged to maximise the remarkable outlook, with sea views from the majority of rooms, alongside two bathrooms.

Externally, the setting is what truly distinguishes Crawley Cottage. The gardens are both expansive and beautifully simple—sweeping lawns, a well-tended vegetable garden, and a sun terrace, all orientated to the south and the open water beyond. The sense of space and privacy is exceptional.

In addition, there is a substantial detached barn measuring approximately 9m x 8m, offering superb versatility for storage, workshop use or potential conversion (subject to planning), along with a stable block comprising three stables and a tack room.

Perhaps most compelling is the ownership of the land between the house and the coastline. This ensures complete protection of the view—an increasingly rare and valuable attribute—guaranteeing that the outlook remains forever unchanged.





Tenure: Freehold

Council Tax Band: H (£4,286 p.a.)

Services: Mains electricity, water, drainage; oil fired central heating.

EPC Rating: TBC







Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal dimensions may be subject to variation. Dimensions, layout, materials and approximate.



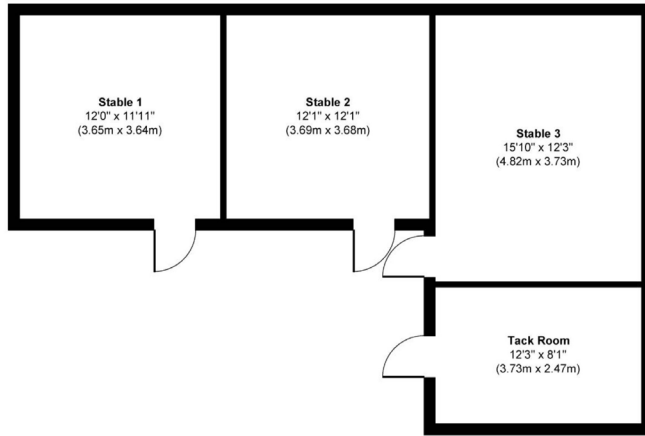




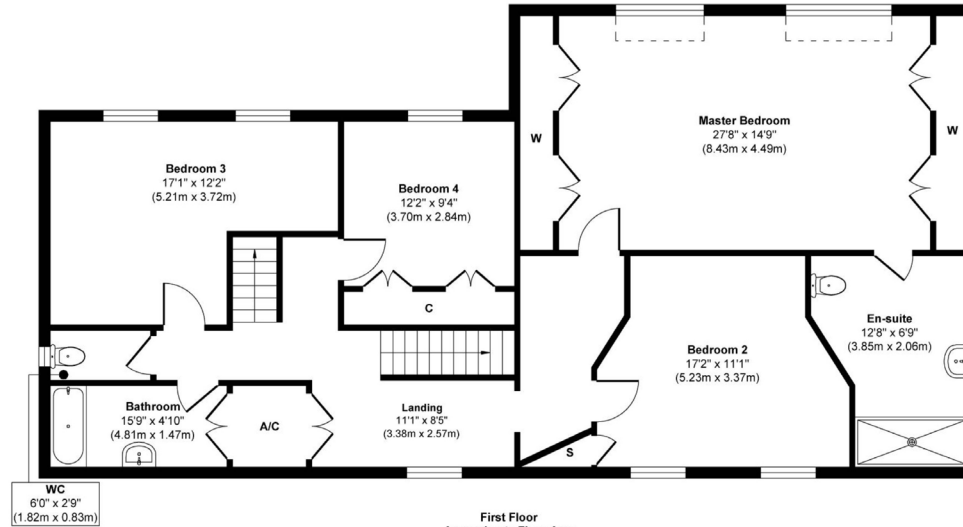




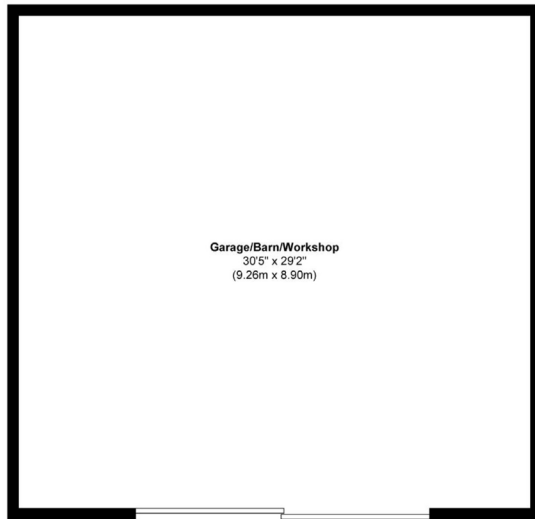




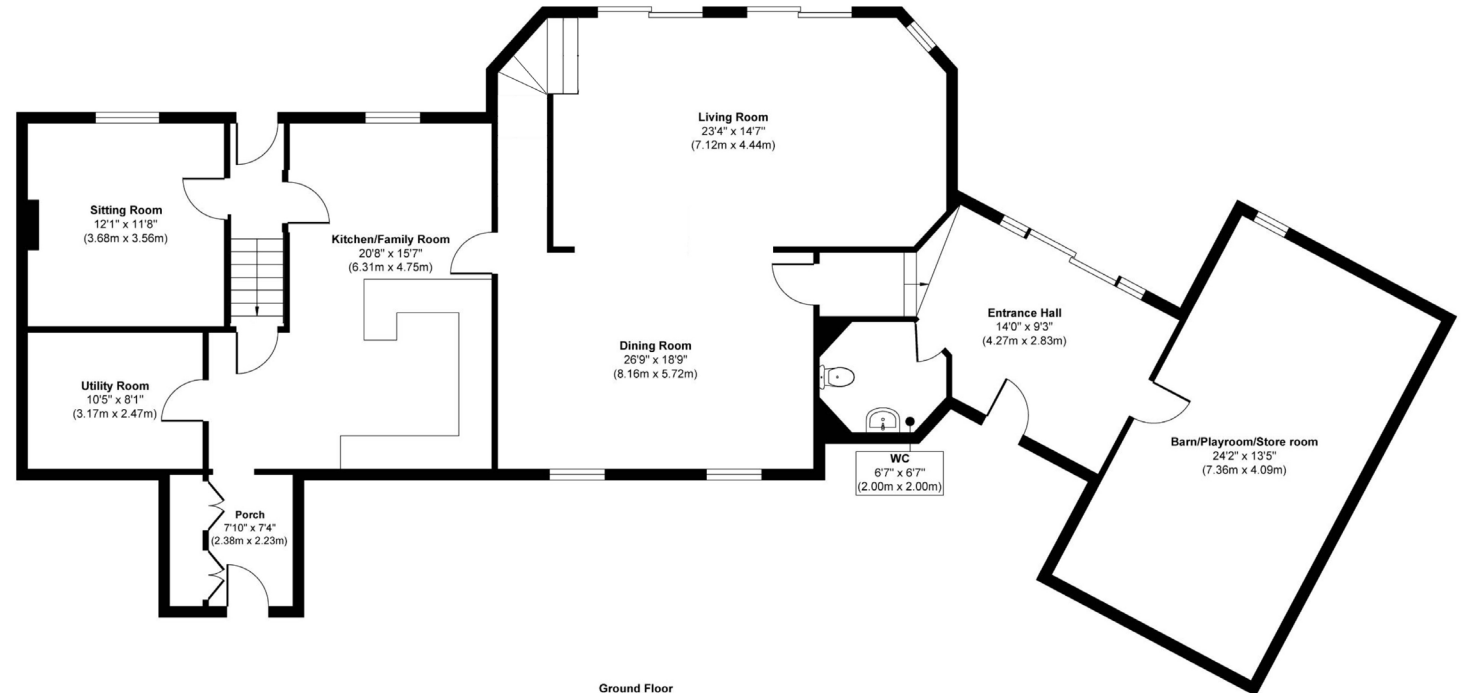
Outbuilding  
Approximate Floor Area  
595 sq. ft  
(55.31 sq. m)



First Floor  
Approximate Floor Area  
1285 sq. ft  
(119.38 sq. m)



Outbuilding  
Approximate Floor Area  
887 sq. ft  
(82.41 sq. m)



Ground Floor  
Approximate Floor Area  
1777 sq. ft  
(165.08 sq. m)

**Approx. Gross Internal Floor Area 3062 sq. ft / 284.46 sq. m (Excluding Stable & Garage/Barn/Workshop)**

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







Nicholaston sits quietly at the heart of Gower, an area designated as the UK's first Area of Outstanding Natural Beauty. This stretch of coastline is widely regarded as one of the finest in the country, with Oxwich Bay located just beyond the property—approximately 500 metres across the dunes—offering miles of golden sand and calm, swimmable waters.

The surrounding landscape is a blend of rolling farmland, sand dunes and ancient woodland, with immediate access to some of Gower's most scenic walking routes, including the Wales Coast Path. Penmaen village itself offers a peaceful, rural setting, whilst remaining well connected.

For day-to-day amenities, the village either Parkmill (1.5 miles) or Knelston (approximately 4 miles) provide local shopping and community hubs, while the popular villages of Reynoldston (around 2.5 miles) and Bishopston/ Murton (approximately 4 miles) offer further conveniences including pubs, cafes and a well-regarded farm shop.

More extensive shopping, dining and leisure facilities can be found in Mumbles (approximately 7.5 miles), with its independent boutiques, restaurants and seafront promenade. Swansea city centre lies around 8 miles away, providing a full range of commercial, retail and cultural amenities, along with mainline rail links.

The M4 motorway is accessible at Junction 47 (approximately 12 miles), offering convenient connections to Cardiff, Bristol and beyond.

The area is also well served by highly regarded schools, including Bishopston Comprehensive School catchment, alongside a selection of reputable independent schools within easy reach.

This is a location defined by space and beauty, nature and the environment, a truly idyllic corner of Gower shaped by the sea.





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