

Blue Bell Cottage, Castle Ditty Lane, Reynoldston, SA3 1AA

Four Bedrooms and Two Bathrooms
Gorgeous Country Views
Air Source Heating and Solar Panels

FREEHOLD

1,510 sqft

OFFERS IN THE REGION OF

£649,500



A country view, a village on the doorstep and a family home ready to enjoy...







Built in 2015, Blue Bell Cottage pairs the character of a traditional Gower home with the ease of modern living. It stands on the edge of Reynoldston, with lovely views across the surrounding countryside, sunny gardens and generous parking.


















COMPOST











010







Blue Bell Cottage offers 1510sqft of well-kept accommodation over two floors. Most of the rooms have duel aspect windows allowing natural light to flood through the house and offering the stunning countryside in at aevery opportunity.

A central entrance hall gives the ground floor a particularly pleasing layout: the principal living room sits to one side, with a log burner for colder evenings, while a second reception room on the other side could serve as a snug, playroom or study.

To the rear, the kitchen and family room provides a generous place to cook, eat and spend time together, with doors opening to the garden. A separate utility room has its own outside access, and there is a downstairs WC off the hall.

Upstairs are four bedrooms arranged around a spacious landing. Bedroom one has an en suite shower room; the other three bedrooms share a family bathroom with both a bath and separate shower. The floorplan also shows useful storage off the landing.

The house has been carefully maintained and is in excellent condition throughout. The current owners have replaced the windows and renewed the air source heat pump within the past year; solar panels are fitted to the roof.











Tenure:
Freehold.

Services:
Mains electricity, water and drainage; Air source heat pump and roof-mounted solar panels.

Council Tax:
Band G — approximately £3,733.08 for 2026/27

EPC:

B









Ground Floor
Approximate Floor Area
795 sq. ft
(73.90 sq. m)

First Floor
Approximate Floor Area
715 sq. ft
(66.48 sq. m)

Approx. Gross Internal Floor Area 1510 sq. ft / 140.38 sq. m

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

The Location

Reynoldston makes a fine base for life on Gower. The village has a community shop and Post Office, the King Arthur for food and a drink, and paths leading out towards Cefn Bryn. The house's position at the edge of the village gives it an open outlook while keeping those everyday pleasures close by.

Swansea city centre, the university campuses and Singleton Hospital are all readily accessible. Swansea railway station is approximately 12 miles away, while the M4 can be reached via Junction 42 or Junction 47, providing connections towards Cardiff, Bristol and the wider motorway network.

Oxwich Bay is around 3 miles away, with Rhossili and the beaches of south and west Gower also within easy reach. Knelston Prima-ry School is approximately 1.2 miles away, and Swansea Council lists Reynoldston on its Bishopston Comprehensive school transport route; buyers should confirm the designated catchment for this address directly with the council. Central Swansea is approximately 12 miles away, with access to the M4 at Penllergaer approximately 7 miles away. Distances are approximate.





THE GREENROOM

ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com