



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

Seven Bedrooms
Five Bathrooms
Sustainable Home

FREEHOLD

2,950 sqft

£935,000

*A sustainable family home
blending luxury finishes, eco credentials and practical design,
just moments from Mumbles and the sea...*





A beautiful self-build family home blending farmhouse warmth with contemporary innovation.

1 The Acorns is a home offering luxury, practicality and green credentials in equal measure.

Extending to approximately 2,950sqft.



It offers seven bedrooms, five bathrooms and beautifully appointed, energy-efficient living spaces — all moments from Langland, Caswell and Mumbles.











Set on a peaceful private lane in Newton, within walking distance of Langland Bay, Caswell and Mumbles Village, 1 The Acorns is an exceptional modern family home completed in 2012 — a seamless fusion of traditional farmhouse character and cutting-edge design. Built to an exacting specification, the house combines Gower oak detail, triple glazing, and sustainable technology to create a home that is as energy efficient as it is inviting.

The spacious ground floor is designed for modern living, centred around a show-stopping open-plan kitchen and family room (approx. 7m x 8m). This bright and sociable space features artisan cabinetry, a feature log burner, travertine flooring and sliding doors that open to the sun terrace and gardens beyond. To one side, a generous utility room and accessible wet room provide practical space for returning from beach walks, wetsuits, or muddy boots. Across the hall sits a cosy sitting room and a full-depth living room with a second log burner and French doors to the garden, creating multiple zones for family life and entertaining.

The first floor offers five double bedrooms, two with en suites, and a stylish family bathroom. The principal suite enjoys fitted wardrobes and serene views across the village green to the west. The top floor features two further bedrooms, one with an en suite, and both benefitting from elevated views over the treetops towards Pwll Ddu Head and the sea.

Outside, the property enjoys a generous 0.19-acre plot, with a private shared driveway leading to an integral garage and ample parking. The rear garden is a peaceful retreat, full of mature planting, wildlife and birdlife, with space for entertaining, a kitchen garden, or even small animals. The shepherds hut is currently utilised as a workshop and has power connected and heating (through a log burner). To the front are open views across the green, while the rear enjoys complete privacy with no direct overlooking neighbours.

Sustainability and comfort are at the core of this exceptional home. Features include a super-insulated build, air-source heat pump feeding underfloor heating, mechanical ventilation and heat recovery system, solar panels (earning approximately £800–£1,000 per year with nearly seven years remaining on the Feed-in Tariff), and a rainwater harvesting system supplying outdoor taps and WC flushes. Gower oak lintels, engineered oak and travertine flooring, and triple glazing complete the detail — a home of rare quality and conscience. le for guests and multi-generational living, and overflowing with light, soul, and a connection to the natural beauty of its Gower surroundings.





The Property is
FREEHOLD

All mains services;
air-source heating;
mechanical
ventilation and heat
recovery system; solar
panels (Feed-in Tariff with
7 years remaining)

The Council tax is Band F
(£3,095p.a.)

The EPC rating is B

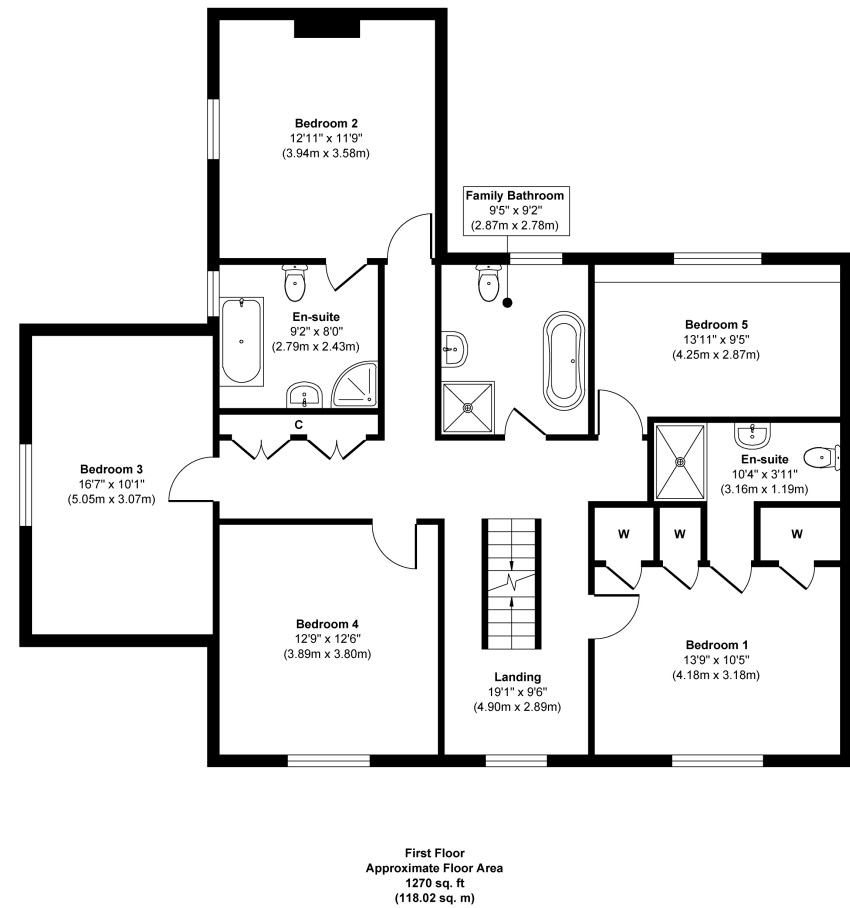
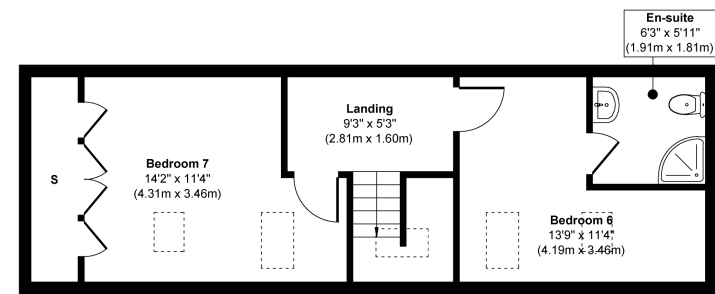
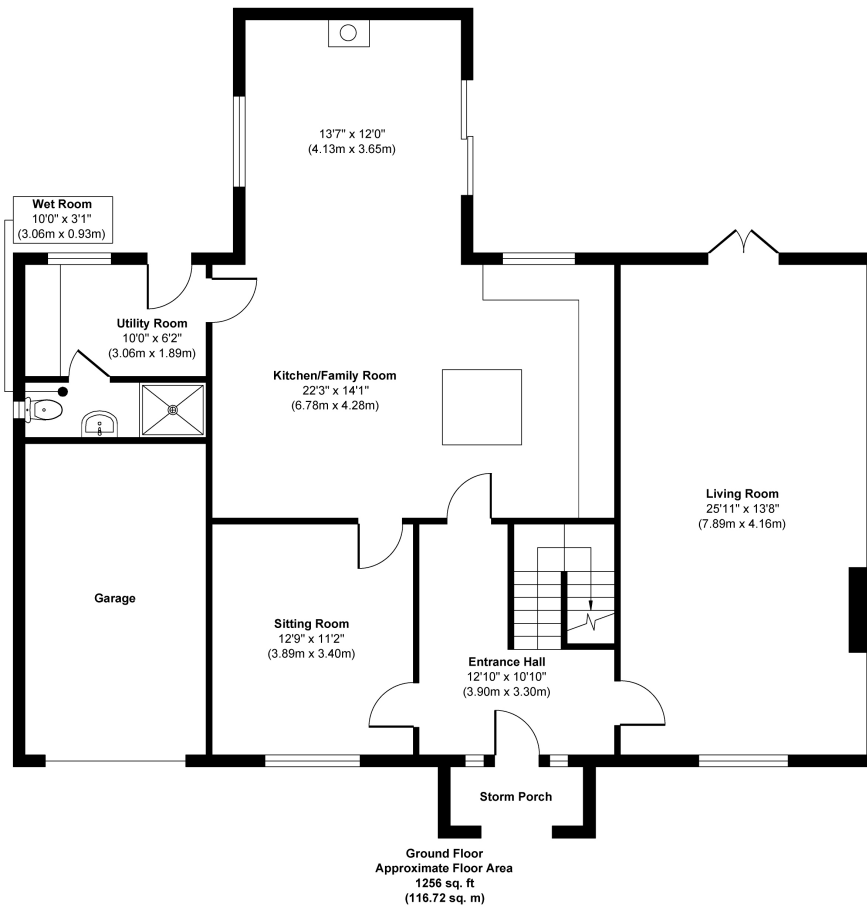












Approx. Gross Internal Floor Area 2950 sq. ft / 274.18 sq. m (Excluding Garage)

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

Produced by Elements Property

The Location

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.





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