



The Old Rectory
Ilston | Gower | Swansea | SA2 7LD

Tucked away at the end of a private lane in the charming village of Ilston, The Old Rectory is a truly remarkable 5-bedroom Georgian residence set within approximately 10 acres, steeped in history and cherished by the same family for two generations. Originally dating back to earlier centuries and later remodelled in the 1830s to create the elegant home seen today, it has long been tied to nearby St. Illtyd's Church and even welcomed the diarist Reverend Francis Kilvert, who recorded fond visits here in the 19th century.

Over the centuries, The Old Rectory evolved from a simple parsonage into the distinguished Georgian rectory it is today. Restored and extended in the early 1800s with the addition of its graceful floor-to-ceiling windows and marble fireplaces, the house became a true residence of stature. Its close connection with the 13th-century church of St. Illtyd's goes back over many centuries and anchors it firmly into the cultural and spiritual fabric of Gower. During Victorian times, the Revd. Francis Kilvert, the famous diarist, always stayed at the Rectory when holidaying here. Carefully preserved and enhanced by its present owners, the property retains the timeless character, charm, and sense of place that generations before would still recognise.

Ilston is a picturesque and much-admired village in the heart of the Gower Peninsula, renowned for its stunning countryside, charming community feel, and peaceful atmosphere. Surrounded by rolling hills, woodland walks, and open fields, it offers the perfect blend of rural tranquillity and accessibility. Local attractions include the nearby Three Cliffs Bay, Oxwich Bay, and a host of scenic coastal paths, while everyday amenities such as shops, cafes, and restaurants are just a short drive away in nearby Killay and Swansea. Excellent schools, friendly pubs, and active village life make Ilston a popular choice for families and those seeking a slower pace, with Swansea city centre just a 20-minute drive for comprehensive shopping, leisure, and cultural facilities.

Let us explore this home in more detail...

The property is complemented by a collection of versatile outbuildings, including a detached double garage/workshop, and barn, offering endless potential. Here, you can enjoy complete privacy, breathtaking surroundings, and a lifestyle that feels a world away, yet remains within easy reach of Swansea and the spectacular Gower coastline.

Approach

After journeying through the breathtaking landscapes of the Gower, you arrive at the charming village of Ilston and turn onto a single-track private lane. From the moment you approach, the tranquillity of the setting is apparent. Double iron gates open to reveal the grounds and a generous chip-stone driveway with parking for numerous vehicles. Original architectural features immediately catch your eye, hinting at the elegance within, and you are warmly invited inside.







Step Inside...

Entrance Porch

From the very first step inside, the charm and character of The Old Rectory is undeniable. The porch, laid with traditional terracotta tiles and bathed in light from an array of windows, sets the tone for what's to come. High ceilings enhance the sense of space, and from here, you are guided into the welcoming entrance hallway.

Entrance Hallway

Acting as the central hub of the home, the entrance hallway oozes character. Laid with oak flooring, the space is enhanced by high ceilings with spot lighting and intricate detailing. Natural light floods in through two orangery-style windows further along the hallway and a feature window above the rear door. From here, you have access to all the principal reception rooms, the stairway to the first floor, and direct access out to the gardens.

Library

To the right of the hallway, the library exudes warmth and sophistication. Pine flooring, dual aspect windows, and high ceilings with detailed coving create an inviting atmosphere. The fine oak fireplace, complete with wood burner, slate hearth, and detailed oak surround, serves as a beautiful focal point.

Drawing Room

The drawing room is a spectacular and generous space where light pours through floor-to-ceiling dual-aspect windows overlooking the grounds. A marble fireplace takes pride of place as the room's centrepiece, complemented by carpeted flooring, a high ceiling with coving, and a decorative ceiling rose. Perfect for relaxing or entertaining, it's a true statement room.

Dining Room

Bathed in natural light from a rear floor-to-ceiling window, the dining room offers pine flooring, high ceilings with coving and a decorative rose, and an open fireplace. With ample room for a large dining set and dual access back to the hallway, it's ideal for family gatherings and dinner parties.







Kitchen/Breakfast Room

The heart of the home, the kitchen/breakfast room features a generous range of wall and base units, dual stainless steel sink and a half, and a classic AGA double oven with two hot plates. Terracotta tiled flooring, high ceilings, and spotlighting create a welcoming atmosphere. There's space for two under-counter appliances and a large breakfast table. Dual doorways lead into the conservatory, allowing natural light to stream in. Behind a charming latch door, a secondary stairway ascends to the first floor.

Conservatory

With an array of windows framing idyllic views of the grounds, the conservatory is a tranquil retreat. Terracotta tiled flooring, ample space for furniture, and double doors connecting directly to the gardens make it a perfect place to relax or entertain. An additional orangery-style window adds to its charm.

Store Room

Accessed via a small step, the store room offers tiled flooring, a porcelain sink, a rear-facing window, and space to keep appliances neatly tucked away.

Study

A versatile home office with dual aspect windows and carpeted flooring, ideal for remote work or quiet study.

Pantry

Off the hallway, the pantry features tiled flooring, stone shelving to keep food cool, wall units, and a front-facing window.

Cloakroom

A practical ground-floor cloakroom with tiled flooring, WC, wash basin, front-facing window, spotlighting, and space for coat storage.

Utility Room

Situated to the front, the utility room is fitted with wall and base units, single stainless steel sink, Indesit oven/grill, 4-ring electric hob, extractor fan, shower cubicle, and tiled flooring. The boiler is located here, along with under-stairs storage with fitted shelving.

First Floor – West Wing

Bedroom One

Positioned at the rear with dual aspect sash windows offering serene garden views, this spacious room features carpeting, spotlighting, and an inset alcove for storage, with ample space for a dressing or seating area.

Bedroom Two

A generous front-facing room with dual aspect sash windows overlooking the courtyard and mature trees. This generous room offers carpeting, spotlighting, inset alcove storage, a feature marble fireplace, and a wash basin.





Bedroom Three

Situated at the rear with a sash window to the grounds, this bright room has carpeted flooring and spotlighting.

Family Bathroom & Separate WC

The bathroom offers a WC, wash basin, fitted bath with handheld shower head, spotlighting, vinyl flooring, a half-frosted sash window, heated towel rail, and tall storage cupboard. The separate WC has a wash basin, WC, half-frosted sash window, spotlighting, and vinyl flooring.

East Wing

Additional Bathroom & WC

The bathroom offers a WC, wash basin, fitted bath with handheld shower head, shower cubicle, heated towel rail, vinyl flooring, extractor fan, double storage cupboard, and a front-facing sash window. The WC includes a wash basin, WC Velux window, spotlighting, and carpeted flooring.

Bedroom Four with En-suite

A generous double with sash window to the rear framing the views, carpeted flooring, and spotlighting. The private en-suite has a wash basin, fitted bath with handheld shower head, rear sash window, and access to the side of the home.

Bedroom Five

Bright and airy, with dual aspect sash windows overlooking the grounds, carpeted flooring, and spotlighting.

Second Floor – Attic Room

Accessed via carpeted stairs with eaves storage and a front window, the attic is a versatile space with four windows, vaulted ceilings with exposed beams, four eaves storage cupboards, and a walk-in storage room.

Step Outside...

Set within approximately 10 acres of rolling private grounds, the setting of The Old Rectory is nothing short of exceptional. The land beautifully wraps around the home, creating an oasis of peace and seclusion where the sights and sounds of nature take centre stage. Formal lawns flow seamlessly into lush paddocks, perfect for equestrian use or a smallholding, while meandering pathways lead you through an abundance of mature trees, shrubs, and colourful planting that change with the seasons. A thriving orchard and productive kitchen garden provide the joy of homegrown produce, while wildlife flourishes all around, making this a true haven for nature lovers. The gardens are thoughtfully laid out to provide numerous spaces to pause and unwind, whether it's enjoying morning coffee, entertaining friends on summer evenings, or simply sitting in quiet reflection with nothing but birdsong in the background. With space for animals, opportunity to create your own hobby farm, or simply to enjoy the sheer tranquillity, the grounds of The Old Rectory offer a lifestyle of rare privilege and possibility.



Garage/Workshop & Barn/Stables

The outbuildings include a versatile structure with vaulted ceilings, exposed beams, Velux windows, stainless steel sink, log burner, and cobbled barn area with stable-style doors — ideal for stabling or workshop use. Additionally, a detached double garage with electric up-and-over door, lighting, and workshop area offers further storage, with overhead space and a pedestrian stable door to the rear.

Local Area

Ilston, nestled in the heart of the Gower Peninsula — the UK's first designated Area of Outstanding Natural Beauty — offers a perfect blend of seclusion and accessibility. The village is known for its friendly community, charming church, and picturesque countryside walks, including the renowned Ilston Valley woodland trail. The nearby coastal gems of Three Cliffs Bay, Oxwich Bay, and Rhossili are within easy reach, offering sandy beaches, surfing, and spectacular cliff-top walks. Everyday amenities such as shops, cafés, and local services are available in Bishopston and Killay, with Swansea city centre just a short drive away, providing extensive shopping, dining, leisure, and cultural facilities. The area is well-served by reputable primary and secondary schools, including Bishopston Comprehensive, and offers excellent transport links — Swansea's mainline station connects to Cardiff, Bristol, and London, while the M4 motorway ensures easy access to South Wales and beyond. This combination of natural beauty, community spirit, and convenience makes Ilston a truly special place to live.



Additional Property Information

Freehold
Tax Band - I
Electric/Oil
Mains Water
Private Drainage – Cesspit
Approx. 10.31 Acres
Conservation Area
Single Glazed Windows
Ultrafast Broadband Available
For mobile coverage please visit <https://checker.ofcom.org.uk>



Asking price £1,399,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	35 F	
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: NLK 11004316. Registered Office Address: 11 WALTER ROAD, SWANSEA, SA1 5NF, UNITED KINGDOM. Printed 10.09.2025



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