



Camrose Lass
Portfield Gate, Haverfordwest, SA62 3LS
OIEO: £499,950 | Freehold | EPC: E



Camrose Lass,
Portfield Gate

This impressive six-bedroom detached property, located in the highly desirable village of Portfield Gate on the outskirts of Haverfordwest, offers a perfect blend of rural tranquillity and town convenience. With spacious living areas, generously sized double bedrooms, and beautifully landscaped gardens overlooking the countryside, this substantial home provides an ideal setting for family living.

Upon entering, you are welcomed by a grand entrance hallway, complete with a striking wraparound staircase, gallery landing, and elegant stained glass windows that create a lasting first impression. The expansive lounge boasts a charming gas fireplace with a redbrick surround and dual aspect windows that flood the room with natural light. The well-appointed kitchen is equipped with a range cooker and integrated appliances, while the adjoining utility room adds extra convenience. The dining room offers a fantastic space for entertaining, with French doors leading out to the landscaped rear garden. A ground-floor bedroom, complete with a modern en-suite bathroom, enhances the flexibility of the layout. Upstairs, the first floor accommodates five generously sized double bedrooms, all with rear-facing windows offering sweeping countryside views. The master suite benefits from a walk-in dressing area and en-suite shower room. The well-designed family bathroom completes the upper floor, offering everything needed for modern family life.

Externally, the property features a gravelled driveway with ample parking for several vehicles and access to a single garage. The front garden is beautifully landscaped with lawns, trees, flowers, and shrubs, while side access leads to the rear garden, which is predominantly laid to lawn with block-paved patios and shaled flower borders. The rear garden provides an ideal space for outdoor relaxation, with uninterrupted countryside views offering a sense of privacy and peace.

Situated just outside Haverfordwest, in the sought-after village of Portfield Gate, this property offers easy access to a wealth of amenities. Haverfordwest provides a wide range of shops, schools, healthcare services, leisure facilities, and transport links, including a train station. The stunning Pembrokeshire coastline, with the beaches of Broad Haven and Little Haven just four miles away, is also within close reach, offering a perfect balance of town and coastal living. This prime location presents an exceptional opportunity to enjoy the best of both worlds.



Entrance Hallway

A welcoming entrance with a uPVC front door featuring glazed panelling, leading to a spacious hallway with wooden flooring. The staircase rises to the gallery landing, while doors provide access to the reception rooms and ground floor cloakroom.

Lounge

6.90m x 4.15m (22'8" x 13'7")

A generously sized, light-filled lounge with carpeted flooring, featuring a charming gas fireplace set on a slate hearth with a red brick surround. Dual aspect windows to the front and rear flood the room with natural light.

Dining Room

4.13m x 3.59m (13'7" x 11'9")

This elegant dining space offers wooden flooring and ample room for a dining table. French doors lead directly to the patio area, creating a smooth transition to outdoor living.

Kitchen

4.17m x 3.59m (13'8" x 11'9")

A well-appointed kitchen with tiled flooring, offering a range of matching eye-level and base units, complemented by worktops and tiled splash backs. The Stoves electric cooker includes four ovens, a five-ring induction hob, and a matching extractor hood. Additional features include a wine rack, integrated dishwasher, double sink with draining board, and double doors leading to the dining room. A rear window provides garden views.

Utility Room

3.14m x 2.10m (10'4" x 6'11")

Practical and functional, this utility room has tiled flooring, matching units with worktops, and a sink with a draining board. Plumbing is provided for both a washing machine and dryer. A rear window offers natural light, with an external door leading to the patio.

Bedroom

3.31m x 2.79m (10'10" x 9'2")

A comfortable double bedroom located on the ground floor, featuring carpeted flooring, a window to the front aspect, and television point.

En-suite Bathroom

3.14m x 2.54m (10'4" x 8'4")

A well-equipped en-suite with tiled flooring and part-tiled walls. Features include a WC, sink set within a vanity unit with a mirror above, a panelled jacuzzi bath with shower head attachment, and a walk-in shower with rainfall head and glass surround. A heated towel rail, extractor fan, and glazed window to the front aspect complete the space.

Dressing Room

3.14m x 1.35m (10'4" x 4'5")

An adjoining dressing room with tiled flooring, providing ample space for wardrobes and hanging rails. Spot lighting and a radiator ensure practicality and comfort.

Master Bedroom

6.11m x 3.59m (20'1" x 11'9")

A spacious master bedroom with wooden flooring, offering dual aspect windows to the front and rear, creating a bright and airy feel. An archway leads into the dressing room.

Dressing Room

4.00m x 1.83m (13'1" x 6'0")

This dressing room provides ample space for wardrobes and storage, featuring wooden flooring and a large illuminated mirror. Electrical sockets are conveniently placed for additional functionality.

En-suite Shower Room

2.98m x 2.51m (9'9" x 8'3")

A stylish en-suite with tiled flooring and walls, comprising a WC, sink set within a vanity unit with a worktop, and a corner shower with a sliding glass screen. A glazed window to the front aspect, heated towel rail and extractor fan complete the room.

Bedroom

4.20m x 3.53m (13'9" x 11'7")

A double bedroom with carpeted flooring and fitted wardrobes, offering ample storage. A large window to the rear aspect allows plenty of light.

Bedroom

4.16m x 3.53m (13'8" x 11'7")

Another double bedroom, featuring carpeted flooring and mirrored fitted wardrobes. A rear-facing window offers garden views.

Bedroom

4.23m x 3.53m (13'11" x 11'7")

A well-proportioned double bedroom with carpeted flooring, a window to the rear aspect.

Bedroom

3.62m x 3.12m (11'10" x 10'3")

This bright double bedroom features carpeted flooring, a window to the front aspect.

Bathroom

2.77m x 2.51m (9'1" x 8'3")

A family bathroom with oak-effect vinyl flooring and fully tiled walls. Features a WC, sink, bath with shower head attachment, and corner shower with a sliding glass screen. A glazed window to the front aspect, radiator, and extractor fan complete the room.

Garage

6.90m x 2.84m (22'8" x 9'4")

A single garage with a solid concrete floor, featuring an up-and-over door and windows to the side and rear. Access to the utility room is provided, with electricity and lighting installed, making this an ideal space for car storage or a workshop.

External

The property boasts a gravelled driveway with ample parking for multiple vehicles, leading to a single garage. The front garden features a lawn with various trees, flowers, and shrubs, while side access leads to the rear garden. The landscaped rear garden is mainly laid to lawn with block-paved circular patios and shaded flower borders, offering countryside views and privacy.

Additional Information

We are advised that all mains services are connected. Worcester combi-boiler, installed five years ago. Constructed in 1997.

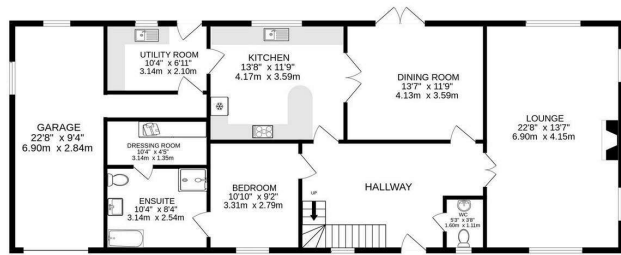
Council Tax Band

G





GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
1244 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA: 2614 sq.ft. (242.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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