



Delfryn

Spittal, Haverfordwest, Pembrokeshire, SA62 5QT

Offers In The Region Of £525,000 | Freehold | EPC: C



Completed in 2012, this exquisitely presented detached home is nestled within the picturesque village of Spittal, enjoying magnificent countryside views to the rear. Designed and finished to an exceptional standard, this property combines modern luxury with rural charm, offering the perfect setting for contemporary family living.

Upon entering, you are welcomed into a spacious porch and entry hall, setting a refined tone for the rest of the home. The front lounge provides a cosy retreat, featuring a log burner set on a slate hearth with an oak mantle. Flowing seamlessly into the heart of the home, the open-plan kitchen and family room is beautifully appointed with bespoke Lawrence Lyon cabinetry, granite worktops, and premium integrated appliances, including an AGA fridge freezer and range cooker. Bi-fold doors in the adjacent family room open onto the porcelain patio, creating an indoor-outdoor living space ideal for entertaining. A convenient utility room and cloakroom serve the kitchen, while a versatile dining room—suitable for use as an office or additional reception space—completes the ground floor layout.

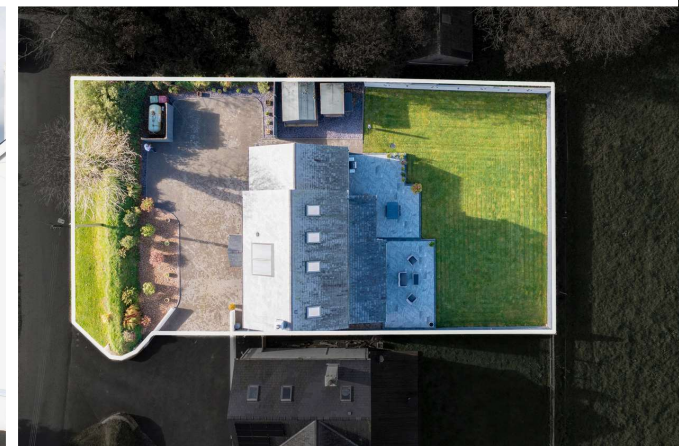
The first floor offers three spacious double bedrooms, one of which includes en-suite shower facilities, alongside a sleek, modern family bathroom and versatile study. Features include karndean flooring throughout, TV points and bespoke fitted wardrobes and blinds. The rear-facing rooms boast breathtaking, far-reaching views over the countryside. The second floor houses the principal suite, featuring karndean flooring, fitted wardrobes and once again spectacular countryside views from the rear aspect velux windows. A luxurious en-suite shower room makes this space ideal for hosting guests and provides a private quarters within the home.

Externally to the front of the property is a block-paved driveway which offers ample vehicular parking and leads to the garage. To the rear is an enclosed west facing garden mainly laid to lawn with a stunning porcelain patio and bbq area which is accessed via the bi-fold doors off the open plan living area, ideal for enjoying glass of wine in the evening while taking in the serene surroundings.

The much sought after village of Spittal is a thriving community, with a church, public house, and primary school with an excellent local reputation. Spittal is some six miles north east of Haverfordwest, and just one mile from the A40. The glorious Pembrokeshire coastline and the Preseli Hills are within easy reach, and form part of the National Park, an area of outstanding natural beauty. Also close by is Scolton Manor, and Llys Y Fran Reservoir and Country Park. Haverfordwest has a wide range of amenities including hospital, train station, secondary schools, library, leisure centre and cinema, retail parks, supermarkets etc.

Directions

From Haverfordwest, head north on the A40 towards Fishguard for approximately three miles. Turn right at the "Corner Piece" pub, continue along this road, and then take the next right at the crossroads signposted towards Spittal. Proceed for approximately half a mile, then take the first exit left into Wesley Way. Continue along this road, passing the well-known "Pump On The Green" pub on your left-hand side. The property will be found on your left-hand side, clearly indicated by our prominent pointer and "For Sale" board.



Entrance Porch

Composite front door with side aspect windows, providing a practical space for coats, hats, and shoes.

Hallway

Tiled flooring leads into this spacious hallway with a staircase ascending to the first floor. Under-stairs storage offers practical space-saving, with doors branching off to the lounge and through to the open-plan kitchen and family living area.

Lounge

4.15m x 4.06m (13'7" x 13'4")

A cosy yet spacious lounge featuring engineered oak flooring and a log burner set on a slate hearth with an oak mantle, creating a warm focal point. Windows to the front and side aspects, both with fitted blinds, allow plenty of natural light. Includes TV, and electrical points.

Kitchen / Family Room

5.32m x 3.55m (17'5" x 11'8") 6.12m x 5.54m (20'1" x 18'2")

This expansive open-plan area is fitted with limestone flooring and underfloor heating. The bespoke Lawrence Lyon kitchen offers an array of matching eye and base-level units with granite worktops, two Belfast sinks, and an integrated Neff dishwasher. The feature island with soft-close drawers and granite worktop provides additional prep space. An Aga oven with a six-ring gas hob and extractor hood, along with an Aga fridge freezer and a wine rack above, completes this high-end kitchen. The family seating area has ample room for sofas and benefits from bi-fold doors opening onto the patio, creating a seamless indoor-outdoor flow. Spotlights, TV points, and ample electrical sockets enhance the functionality of the space.

Dining Room

3.55m x 3.22m (11'8" x 10'7")

A formal dining space with engineered oak flooring and a window to the front aspect. Ideal as a second reception room or office.





Utility Room

2.08m x 1.49m (6'10" x 4'11")

Practical utility space with limestone tiled flooring and underfloor heating. Matching bespoke units with granite worktops and a Belfast sink provide additional workspace and storage. Includes plumbing for a washing machine and a window to the rear aspect.

WC

1.49m x 1.19m (4'11" x 3'11")

Limestone flooring with underfloor heating, WC, sink with a mirror above, and a glazed side aspect window with a fitted blind.

Garage

4.88m x 3.28m (16'0" x 10'9")

The garage features a solid concrete floor, eye and base-level units with worktops, space for vehicle storage and a workshop, and an electric up-and-over garage door. Includes a glazed side window, radiator, and loft hatch. Houses the boiler.

First Floor Landing

Carpeted flooring, staircase leading to the second floor, doors to bedrooms and bathroom, with wall lighting and electrical sockets.

Bedroom

5.05m x 3.65m (16'7" x 12'0")

A spacious double bedroom with karndeian flooring, fitted triple wardrobes, fitted blinds, TV and electrical points, a radiator, and a window to the front aspect.

En-Suite

1.90m x 1.85m (6'3" x 6'1")

Featuring karndeian flooring underfoot, tiled walls, WC, sink with vanity unit below and mirror with light above, rainfall shower with folding glass screen, heated towel rail, glazed window to the front aspect, and extractor fan.



Bedroom

3.65m x 3.22m (12'0" x 10'7")

Double bedroom with karndeian flooring, fitted blinds, TV and electrical points, and window to the front aspect.

Bedroom

3.36m x 3.11m (11'0" x 10'2")

Double bedroom with karndeian flooring, TV and electrical points, fitted blinds, and a rear aspect window.

Study

2.94m x 1.31m (9'8" x 4'4")

Ideal for a home office, featuring karndeian flooring, space for a desk, fitted blinds, and a rear aspect window.

Bathroom

2.74m x 1.99m (9'0" x 6'6")

Karndeian flooring with tiled walls and automatic lighting. Includes a WC, sink with vanity unit and heated mirror above, freestanding bath with shower head attachment, rainfall shower with a sliding glass screen, heated towel rail, glazed rear aspect window, and extractor fan.

Principal Suite

5.05m x 3.97m (16'7" x 13'0")

Luxurious double bedroom on the top floor, with white oak-effect karndeian flooring, spotlights, and eaves storage. Velux windows to the rear aspect allow natural light. Features fitted wardrobes and wall lighting, along with TV and electrical points.

En-Suite Shower Room

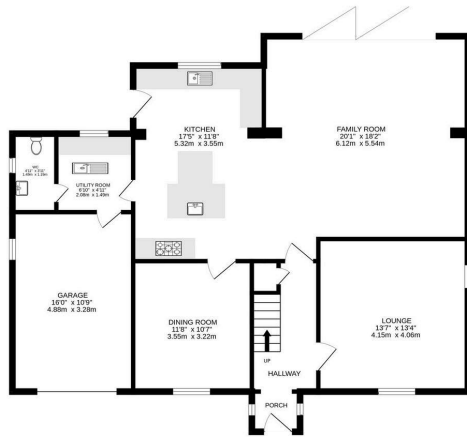
3.11m x 2.04m (10'2" x 6'8")

Karndeian flooring and tiled walls, with a WC, sink and vanity unit below, and illuminated mirror above. Features a rainfall shower with sliding glass screen, heated towel rail, velux window to the rear aspect, and extractor fan.

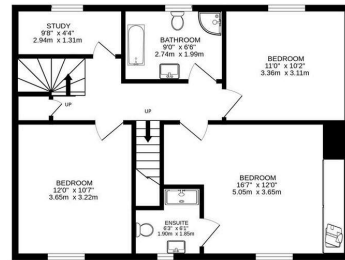




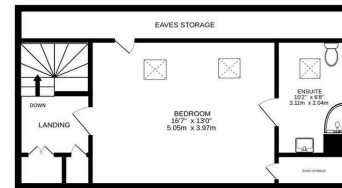
GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



2ND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 2292 sq.ft. (212.9 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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Enquire



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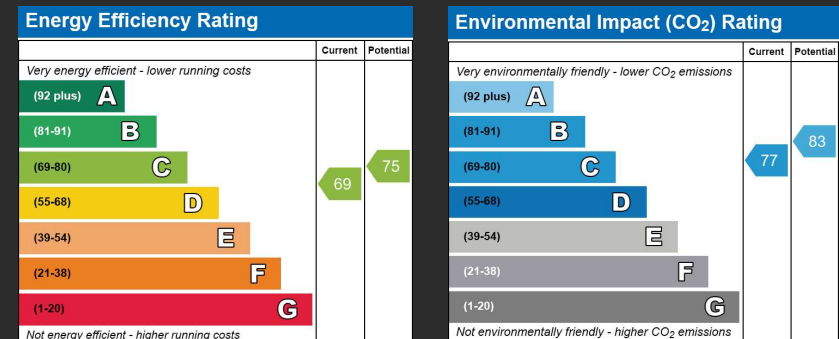
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Energy Performance Certificate



Additional Information

All mains services are connected. Solar panels for hot water. LPG central heating.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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