



6 Courtfield Drive

Simpson Cross, Haverfordwest, SA62 6EQ

Offers In The Region Of £575,000 | Freehold | EPC: E



Positioned in the sought-after village of Simpson Cross, just a short drive from the breathtaking Newgale Beach, this immaculate four-bedroom detached bungalow has been comprehensively renovated to an exceptional standard. Offering expansive, modern living spaces and a bespoke principal suite unlike anything else currently on the market, the property combines architectural flair with remarkable attention to detail.

Upon arrival, the property welcomes you via a spacious porch—ideal for coats and outdoor wear—leading into a bright and inviting entrance hallway that immediately sets the tone for the interiors beyond. The kitchen is a standout feature of the home. Meticulously designed, it includes a comprehensive range of eye and base level cabinetry with quartz work surfaces and matching up stands. Under-cabinet lighting adds both practicality and atmosphere, while the central island, seating five beneath elegant pendant lighting, serves as a social hub. High-specification appliances are seamlessly integrated, including an induction hob with recessed extractor, double Belfast sink with drainer and extendable tap, Bosch eye-level ovens, and an Indesit dishwasher. A corner pantry with integrated wine rack completes the space, offering ample storage.

The adjoining lounge is beautifully proportioned and features a log burner set on a slate hearth with oak mantle—an inviting focal point. Sliding doors open into a conservatory with uninterrupted views over the landscaped gardens. Three generously sized double bedrooms are located on the ground floor, alongside a dedicated study ideal for home working, a stylish family bathroom, and a separate utility offering further practicality. The first floor is home to an extraordinary principal suite. The bedroom features a bespoke fixed headboard, integrated LED lighting, and French doors open onto a spacious veranda—perfect for enjoying a glass of wine while taking in the far-reaching views across the gardens and surrounding countryside.

This floor also includes a walk-in dressing room, WC, and a remarkable, one-of-a-kind shower room. Designed with striking detail, it boasts a central rainfall shower head, linear drain, and a separate power shower—an outstanding feature that truly elevates the home.

Externally, the property enjoys a private driveway offering ample parking and access to the attached double garage via twin doors. Outdoor electrical sockets are already in place, providing convenient provision for future electric vehicle charging. The gardens envelop the property, with a neatly maintained front lawn bordered by mature hedging to provide privacy. Paved pathways lead to the rear garden, where a spacious patio and expansive lawn are complemented by a variety of established planting, including apple trees, a grapevine, shrubs, and hedging. A greenhouse is positioned alongside a vegetable border and storage area, helping to keep the space well organised.

At the far end of the garden, an area of hardstanding offers additional versatility and includes access to the road, along with a shed equipped with power and lighting. The elevated setting affords far-reaching views towards the nearby coastline, creating an ideal setting for outdoor living and entertaining.

Simpson Cross is ideally positioned to enjoy Pembrokeshire's celebrated coastline, with some of the region's finest beaches and sunsets just minutes away. Despite its tranquil setting, the property remains conveniently close to the county town of Haverfordwest and the cathedral city of St Davids, offering excellent access to local amenities, schools and transport links.



Entrance Porch

Entered via a uPVC door, the porchway features tiled flooring and a side window that brings in natural light. There's a designated area for coats, shoes and outdoor wear, offering a practical and tidy entrance to the home.

Hallway

A welcoming hallway with oak-effect LVT flooring and a dado rail for detail. A window to the front aspect brightens the space, while integrated storage with sliding mirrored doors provides a neat solution for outerwear. The staircase rises ahead, with useful storage tucked beneath.

Kitchen

7.00m x 4.89m (23'0" x 16'1")

A spacious and well-appointed kitchen with oak-effect LVT flooring and a comprehensive range of eye and base level units, topped with quartz worktops and matching up stands. Under-cabinet lighting enhances the workspace, while the central island—complete with breakfast bar seating for five and overhead pendant lights—serves as a social and practical focal point. Appliances include a Bosch four-ring induction hob with recessed extractor, double Belfast sink with drainer and extendable tap, two eye-level Bosch ovens, and an Indesit dishwasher. A corner pantry with integrated wine rack adds further storage, and there's ample space for an American-style fridge freezer. Dual aspect windows provide natural light.

Lounge

8.00m x 4.39m (26'3" x 14'5")

A generous lounge with oak-effect LVT flooring and a log burner set on a slate hearth, complete with an oak mantle—creating a warm focal point. A rear-facing window brings in natural light, and sliding patio doors connect to the conservatory.

Sun Room

4.26m x 3.83m (14'0" x 12'7")

Positioned to take advantage of the setting, the sun room has oak-effect LVT flooring and uPVC windows beneath a perspex roof. French doors open directly onto a patio, offering views of the landscaped garden and countryside beyond.

Utility Room

2.93m x 2.37m (9'7" x 7'9")

The utility room features matching oak-effect laminate flooring, a worktop with composite sink and drainer, and a tiled splash back. Open shelving above offers additional storage, and there is plumbing for a washing machine. A uPVC door leads out to the rear garden.





Office / Playroom

3.84m x 1.50m (12'7" x 4'11")

This adaptable room, currently used as an office, enjoys natural light from the front window and is finished with oak-effect laminate flooring and underfloor heating.

Cinema Room / Bedroom

3.49m x 3.00m (11'5" x 9'10")

A flexible double bedroom with carpet underfoot and a window to the side aspect. There is ample space for freestanding wardrobes, and the room also functions well as a home cinema or quiet retreat.

Bedroom

4.48m x 2.33m (14'8" x 7'8")

A bright double bedroom with carpet underfoot and a window to the side. There is ample room for wardrobes and additional bedroom furniture.

Bedroom

3.74m x 3.00m (12'3" x 9'10")

A comfortable double bedroom positioned to the front of the property. It features carpeted flooring, a front-facing window, and ample space for wardrobes or drawers.

Bathroom

3.86m x 2.38m (12'8" x 7'10")

Well-appointed with vinyl flooring and tiled walls, this family bathroom includes a WC, a wash hand basin set into a vanity unit with Bluetooth-enabled mirror above, and a bath with an overhead rainfall shower and screen. Built-in storage and a heated towel rail add practicality, with a window to the side aspect for ventilation and light.

First Floor

Master Bedroom

4.89m x 4.59m (16'1" x 15'1")

A spacious and light-filled principal bedroom with carpet underfoot and a feature headboard fitted with integrated power points, spotlights and LED strip lighting. French doors open onto a veranda with glass balustrade, providing a peaceful outlook over the garden and countryside.

Dressing Room

2.72m x 2.10m (8'11" x 6'11")

Accessed via a sliding pocket door, the dressing room includes fitted his-and-hers wardrobes with drawer units, carpet underfoot, and additional eave access.



Shower Room

5.01m x 2.62m (16'5" x 8'7")

Stylishly finished with tiled flooring, electric underfloor heating and marble-tiled walls, this spacious shower room includes a large walk-in shower with rainfall head, handheld attachment, floor drain and recessed shelving. Twin wash hand basins are set into a marble effect tiled vanity with heated mirror above, complemented by an antique brass heated towel rail, WC, and side-facing windows.

WC

2.10m x 1.23m (6'11" x 4'0")

Fitted with a WC and a wash hand basin set into a vanity unit with mirror above, this room features tiled flooring and a window for natural light.

Double Garage

6.12m x 5.86m (20'1" x 19'3")

A large double garage with up-and-over doors, connected to power and lighting. Offers excellent space for vehicle storage, workshop use, or additional secure storage.

External

Externally, the property enjoys a private driveway offering ample parking and access to the attached double garage via twin doors. Outdoor electrical sockets are already in place, providing convenient provision for future electric vehicle charging. The gardens envelop the property, with a neatly maintained front lawn bordered by mature hedging to provide privacy. Paved pathways lead to the rear garden, where a spacious patio and expansive lawn are complemented by a variety of established planting, including apple trees, a grapevine, shrubs, and hedging. A greenhouse is positioned alongside a vegetable border and storage area, helping to keep the space well organised. At the far end of the garden, an area of hardstanding offers additional versatility and includes access to the road, along with a shed equipped with power and lighting. The elevated setting affords far-reaching views towards the nearby coastline, creating an ideal setting for outdoor living and entertaining.

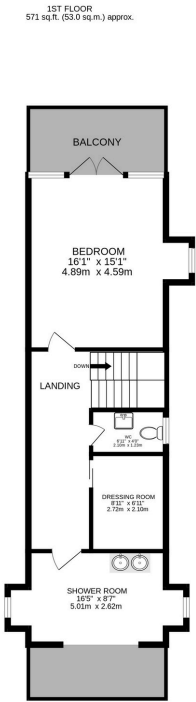
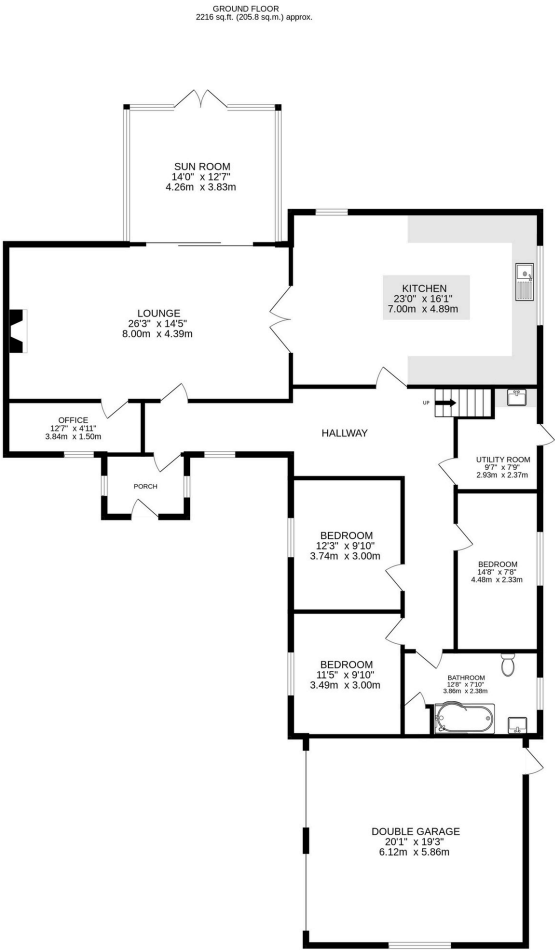
Additional Information

We are advised that all mains services are connected. LPG central heating is installed.

What3Words

mock.trending.props





TOTAL FLOOR AREA: 2787 sq.ft. (258.9 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



Dan Bryce MNAEA

01437 620 220 | dan@bryceandco.co.uk



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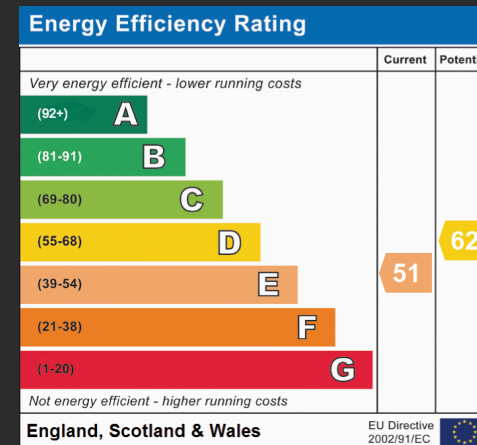
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Energy Performance Rating



Council Tax Band

Band G (£2,753.28)

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