



Merigale

9 Barnlake Point, Burton, SA73 1PF

Guide Price Of £625,000 | Freehold | EPC: E



Positioned within the highly desirable village of Burton, this outstanding four-bedroom detached bungalow at Barnlake Point presents an exceptional opportunity to acquire a home that has been comprehensively renovated and extended to an exacting standard. Combining elegant contemporary living with timeless architectural detail, this beautifully reimagined residence enjoys uninterrupted views over the Cleddau River, offering a rare blend of luxury, practicality and setting — a true one-of-a-kind family home.

The property is approached via a private driveway, where the sense of quality is immediately apparent. On entry, the home opens into a bright and welcoming hallway, finished with oak-effect herringbone LVT flooring and featuring a convenient cloakroom along with a thoughtfully designed integrated storage cupboard—perfect for outdoor wear and daily essentials. This central space provides seamless access to the principal living areas and sets the tone for the stylish interiors that follow. The heart of the home lies in the expansive open-plan living space, where a striking vaulted ceiling with apex glazing creates an impressive sense of volume and light. The lounge is both inviting and refined, featuring a red brick feature wall with a freestanding log burner atop a slate hearth, adding character and warmth. Full-width bi-fold doors frame uninterrupted panoramic views across the Cleddau River, allowing natural light to pour in and connecting the interior with the beautifully landscaped garden beyond. The integrated Sonos surround sound system further enhances the space, making it ideally suited for both relaxed evenings and sophisticated entertaining.

Flowing naturally from the lounge is the beautifully appointed kitchen, where a blend of quartz and composite work surfaces complement high-end integrated appliances and bespoke cabinetry. A central island with breakfast bar seating is illuminated by pendant lighting, offering both a functional and social focal point. Sliding glass doors open onto the rear patio, seamlessly extending the living space outdoors and drawing attention once again to the river views. Adjoining the kitchen, the generously proportioned dining area is positioned at the front of the property, offering ample space for large gatherings and formal dining. The open-plan layout is enhanced by the continuation of the Sonos audio system, designed to accommodate modern family life and entertaining alike.

The sleeping accommodation is equally well considered, with four generously sized bedrooms. The principal bedroom is notably impressive, offering views to the garden and a stylish en-suite shower room finished with high-quality fittings and tasteful décor. The family bathroom mirrors the design-led approach, featuring bold herringbone tiling, recessed shelving for toiletries, a freestanding bath and a separate shower—all curated to deliver a boutique hotel feel in the comfort of home. Practicality has also been given due attention. A dedicated utility room is situated just off the hallway, providing additional storage, plumbing for laundry appliances, and direct access to the outside—ideal for pets, muddy boots or gardening needs. The integral garage has been partially converted and is currently divided into two useful zones: a recreational room and a secure storage area, with an electric roller door still in place for vehicle access.

Externally, the grounds have been thoughtfully landscaped to maximise enjoyment of the location. The tarmac driveway provides off-road parking for multiple vehicles, while an adjoining gravelled section offers additional parking space. Porcelain pathways lead around to the rear of the property, where a substantial paved terrace includes dedicated areas for a hot tub and al fresco dining or barbecuing. Steps gently descend to a lawn, bordered by feather-edge fencing and planted with established shrubs and seasonal blooms. Outdoor lighting and power points are in place, with a discreetly positioned side area providing tidy additional storage. From every vantage point, the garden enjoys sweeping views across the Cleddau River and surrounding Pembrokeshire coastline.

The location further enhances this home's appeal. Burton is a vibrant and well-connected village, home to the renowned Jolly Sailor public house and restaurant—just a short walk from the property. Rudders Boatyard offers access to a jetty and boat storage facilities, ideal for those seeking waterside leisure and sailing opportunities. Conveniently situated eight miles from Haverfordwest and Milford Haven, with the Cleddau Bridge nearby providing direct access to Pembrokeshire and the wider attractions of South Pembrokeshire.



Entrance Hallway

Laid with oak-effect herringbone LVT flooring, the entrance hallway is accessed via a composite front door. It offers access to the recreational and storage area through an internal door, features an integrated storage cupboard, and leads through to the principal reception rooms.

Cloakroom / WC

Tiled flooring with tongue and groove wall panelling and decorative wallpaper. Fitted with a WC and a wash hand basin with mirror above. A window to the side aspect provides natural light.

Lounge

6.81m x 5.00m (22'4" x 16'5")

A spacious and well-designed reception room, laid with oak-effect herringbone LVT flooring and set beneath a vaulted ceiling with apex glazing, allowing natural light to flood the space and framing panoramic views across the Cleddau River. A red brick feature wall incorporates a free-standing log burner set on a slate hearth, creating a striking focal point. The room benefits from an integrated Sonos surround sound system and floor-mounted electrical points for flexible layout options. Television connections are available, with full-width bi-fold doors opening directly onto the rear patio, hot tub area, and garden.

Kitchen

4.92m x 3.98m (16'2" x 13'1")

Stylishly finished with porcelain tiled flooring and a comprehensive range of matching eye and base level units. Quartz and composite work surfaces are complemented by tiled splash backs, and a central island houses a 1.5 bowl under mounted composite sink with extendable tap, integrated dishwasher, and pull-out bin. Pendant lighting is positioned above the island for added appeal. Further features include an eye-level microwave, corner pantry, space for an American-style fridge freezer, and a Smeg range cooker with seven-ring gas hob and Stoves extractor hood. The integrated Sonos speaker system enhances the space, which also includes television connections, a window to the side aspect, and sliding patio doors opening to the rear garden with far-reaching river views. Open plan to the lounge.

Dining Room

3.98m x 3.74m (13'1" x 12'3")

A well-proportioned dining area with porcelain tiled flooring, open plan to the kitchen and defined by an oak lintel feature. Accommodates a large dining table with ease and includes sliding patio doors opening to the fore aspect.





Utility Room

3.39m x 1.98m (11'2" x 6'6")

Tiled flooring, fitted with matching cabinetry with worktops over and tiled splash backs. Includes plumbing for a washing machine and tumble dryer, along with a stainless steel 1.5 bowl sink and drainer. A glazed external door provides access to the side of the property.

Study / Bedroom Four

3.39m x 3.08m (11'1" x 10'1")

A flexible space laid with carpet, featuring windows to the side aspect with oak sills. Fitted with television and internet connections. Suitable for use as a double bedroom or a home office.

Bathroom

2.70m x 2.58m (8'10" x 8'6")

Fully tiled to both floor and walls, comprising a close-coupled WC, floating wash hand basin with vanity storage below and mirror above, freestanding bath with recessed tiled shelf and a separate corner shower with sliding glass screen, rainfall shower head, and chevron tiled surround with recessed shelf for shower essentials. Additional features include a heated towel rail, window to the front aspect, and extractor fan.



Master Bedroom

4.25m x 4.15m (13'11" x 13'7")

A well-appointed double bedroom with carpet underfoot, window to the side aspect, and ample space for freestanding wardrobes. Sliding glass doors open onto the rear patio and garden. Includes decorative wall panelling and a television connection point.

En-Suite Shower Room

2.70m x 1.80m (8'10" x 5'11")

Fully tiled throughout, comprising a close-coupled WC, wash hand basin set above a marble worktop with vanity unit below, and a mirrored cabinet above. A corner shower enclosure features a sliding glass screen and hexagonal tiled surround. Includes a heated towel rail, window to the front aspect, and extractor fan.

Bedroom Two

3.40m x 3.11m (11'2" x 10'2")

Double bedroom with carpeted flooring, ample space for wardrobes, and a window to the rear aspect offering attractive views across the Cleddau River. Fitted with television connections.

Bedroom Three / Nursery

3.27m x 2.70m (10'9" x 8'10")

Carpet underfoot and finished with wall panelling, this room accommodates a three-quarter bed and wardrobe. Window to the front aspect. Well suited for use as a nursery, guest bedroom, or study.

Recreational Room / Garage

3.54m x 2.91m (11'7" x 9'7") / 2.92m x 1.83m (9'7" x 6'0")

The garage has been partially converted and features laminate flooring and a window to the side aspect. The space is divided by a patio door into two sections: one used as a games room or leisure space, and the other for storage. An electric roller door remains in place.

External

To the front, the property benefits from a private driveway providing ample parking, accompanied by a gravelled area ideal for caravan or trailer storage. An electric roller door gives access to the adjoining garage. Porcelain pathways extend to the rear, where a spacious landscaped patio features a designated hot tub area. Steps lead down to a lawn bordered by feather-edge fencing and planted with a variety of flowers and mature shrubs, all set against the backdrop of sweeping views over the Cleddau River and surrounding coastline.

Location

Burton is a vibrant and well-connected village, home to the renowned Jolly Sailor public house and restaurant—just a short walk from the property. Rudders Boatyard offers access to a jetty and boat storage facilities, ideal for those seeking waterside leisure and sailing opportunities. The bungalow is conveniently situated approximately eight miles from Haverfordwest and Milford Haven, with the Cleddau Bridge nearby, providing direct access to Pembroke and the wider attractions of South Pembrokeshire. The celebrated beaches of Marloes Sands, Broad Haven, and Freshwater East are all within easy reach, making this home an ideal base from which to explore the finest coastal landscapes Wales has to offer.

Additional Information

We are advised that all mains services are connected. Oil-fired central heating. The Smeg range cooker and SONOS surround sound system are available via separate negotiation.

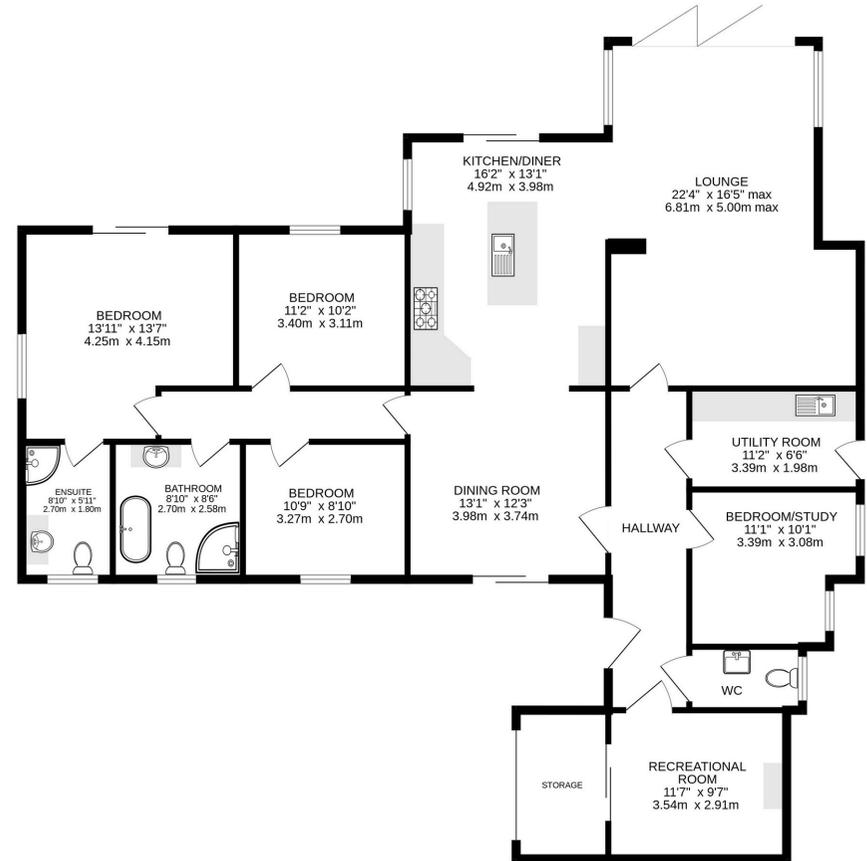
What3Words

mock.trending.props





GROUND FLOOR
1747 sq.ft. (162.3 sq.m.) approx.



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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.
 Made with Metropix ©2025

Merigale

9 Barnlake Point, Burton, SA73 1PF

Guide Price Of £625,000

Enquire



Dan Bryce MNAEA

01437 620 220 | dan@bryceandco.co.uk



Visit Our Website

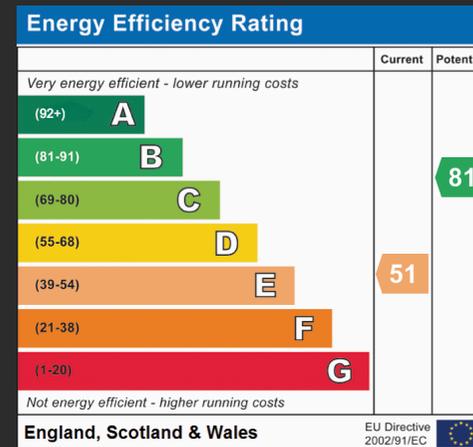
www.bryceandco.co.uk/properties



Find Us On Instagram

www.instagram.com/bryce.and.co

Energy Performance Rating



Council Tax Band

Band G (£2,753.28)

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.