



9 Poplar Meadow

Freystrop, Haverfordwest, SA62 4FB

Offers In The Region Of £615,000 | Freehold | EPC: B



Constructed in 2018, this remarkable four/five bedroom residence occupies a prime position within the exclusive Poplar Meadow development in Freystrop. From the outset it distinguishes itself from the standard new build, with interiors that have been thoughtfully styled to create a home of character and warmth. The influence of a cottage aesthetic is evident in the use of natural finishes, oak detailing, and carefully chosen fittings, yet these elements are combined with the efficiency and convenience of modern design. Energy-conscious features, including an air source heat pump, thermal solar panels, and underfloor heating throughout, sit seamlessly alongside its inviting, well-proportioned living spaces.

The entrance sets the tone, with a striking composite front door opening into a bright and practical porch, before leading into a central hallway finished with oak detailing. This welcoming space branches to the principal rooms, including a versatile study and a well-appointed ground floor shower room. The lounge is a light and comfortable reception room with a triple aspect outlook, french doors opening to the garden, and a log burner creating a natural focal point.

At the heart of the property is an expansive open-plan kitchen, family, and dining room. This superb space has been designed with both family life and entertaining in mind. The kitchen is fitted with a bespoke range of units, complemented by granite and solid wood work surfaces, a Belfast sink, induction range cooker, integrated appliances, and a walk-in pantry. The adjoining family area centres around a log burner, with ample space for relaxed seating, while the dining area easily accommodates gatherings on a larger scale. French doors open directly to the paved terrace, ensuring a natural flow between indoor and outdoor living. The overall atmosphere is one of understated character, enhanced by the thoughtful choice of materials and detailing. A generous utility room is fitted with additional storage and granite-topped work surfaces, with access to both the garden and the integral garage.

The first floor is approached via a broad landing with plenty of natural light. The principal bedroom suite is a highlight of the home, with a private dressing room and a well-appointed en-suite bathroom. Three further double bedrooms are arranged across this level, two benefitting from walk-in wardrobes, while the fourth provides a peaceful outlook over the rear garden. The family bathroom is of equal quality, designed around a freestanding roll-top bath set beneath a shuttered window, complemented by a walk-in rainfall shower, and vanity sink with heated mirror. The balance of space ensures every bedroom is generously proportioned and finished to a consistent standard.

The gardens have been arranged with both privacy and enjoyment in mind. The property is approached over a gravelled driveway, offering ample parking space and access to the garage. To the rear, a level lawn is defined by sleeper-edged borders, stocked with shrubs and framed by mature hedging. A paved terrace offers the perfect setting for outdoor dining and entertaining, while to the side aspect a timber summer house with fitted bar provides a further social space. An adjoining storage shed enhances practicality, and external steps rise to the first-floor studio – a versatile 20ft room with power and heating, currently arranged as a workspace but equally suited to use as a gym or creative studio.

Poplar Meadow is a highly regarded address in Freystrop, a sought-after village setting within easy reach of Haverfordwest. The county town provides a comprehensive range of amenities, schools, and transport links, and the property is also well placed for Pembroke and Milford Haven. The nearby waterside village of Burton, with its direct access to the Cleddau Estuary, places the renowned Pembrokeshire coastline within easy reach.



Porch Way

Composite front door opening into a practical porch with fitted door mat and decorative tiled flooring. A velux window and wall lighting create a bright entrance space, ideal for coats and shoes. Oak door leading through to the hallway.

Hallway

Decorative tiled flooring extends through the hallway, where a double storage cupboard provides useful space for coats and shoes. A window to the fore with fitted shutters is set beneath an oak lintel. Doors open to the cloakroom and reception rooms, while the staircase rises to the upper floor with storage beneath.

Cloakroom / Shower Room

2.48m x 1.43m (8'2" x 4'8")

Tiled flooring with brick-effect tiled panelling. Fitted with a vanity sink unit and mirror above, WC, and a walk-in shower with rainfall head and glass screen. Window to the fore aspect, heated towel rail, and extractor fan.

Study / Bedroom Five

3.11m x 2.78m (10'2" x 9'1")

Oak-effect LVT flooring with window to the side aspect fitted with blinds. Suitable for use as a study or an additional bedroom with space for furnishings.

Kitchen / Family / Dining Room

7.42m x 6.98m (24'4" x 22'11")

A spacious open-plan room with decorative tiled flooring. The kitchen is fitted with a range of matching base-level units finished with a mix of solid wood and granite worktops, tongue and groove splash backs, and a triple belfast sink beneath oak shelving. Appliances include an induction range cooker, integrated dishwasher, and fridge/freezer. A walk-in pantry offers additional fitted shelving. Windows to the fore aspect are dressed with shutters.

The family area provides generous seating space, centred around a log burner with oak mantel. Pendant lights and television connections are also fitted. French doors with shutters open onto the rear patio and garden, with ample space to accommodate a large dining table and additional seating.

Utility Room

7.42m x 2.93m (24'4" x 9'7")

Decorative tiled flooring continues into the utility, which is fitted with matching eye and base-level units topped with granite worktops. Features include a built-in plate rack, full-length pantry cupboard, and under-counter plumbing for washing machine and tumble dryer. A composite stable door opens onto the patio and garden, and there is ample space for an additional dining table. Window to fore aspect with shutters.





Integral Garage

5.83m x 4.00m (19'1" x 13'2")

Accessed via the utility room, the garage offers oak-effect laminate flooring, bifold doors to the fore providing small vehicle access, and a built-in storage cupboard housing hot water tanks and the underfloor heating system. Window to rear aspect.

Lounge

5.95m x 3.99m (19'6" x 13'1")

Oak-effect LVT flooring with triple aspect windows fitted with blinds. A log burner with slate hearth and oak surround creates a central feature. The room provides generous seating space, with television connections and french doors opening onto the rear garden.

First Floor

Landing

A wide landing with carpet underfoot, chandelier over the stairwell, and window to the side aspect with fitted shutters. Doors lead to the bedrooms and family bathroom, with an integrated storage cupboard and loft access hatch.

Master Bedroom

6.98m x 4.94m (22'11" x 16'3")

An expansive double bedroom with carpet underfoot and window to the rear aspect with fitted blinds. An archway opens into a his-and-hers dressing room with velux window to the fore. Ample space for bedroom furnishings.

En-Suite Bathroom

2.48m x 2.33m (8'2" x 7'8")

White oak LVT flooring with tongue and groove wall panelling. Fitted with a close-coupled WC, sink with mirror above, and a panelled bath with glass screen and shower over. Heated towel rail, extractor fan, and velux window.

Bedroom Two

5.96m x 3.99m (19'7" x 13'1")

Generous double bedroom with carpet underfoot and dual aspect windows with fitted blinds. A walk-in wardrobe offers built-in shelving and racking.

Family Bathroom

4.51m x 2.48m (14'10" x 8'2")

White oak LVT flooring with tongue and groove wall panelling. Fitted with a WC, vanity sink unit with heated LED mirror, freestanding roll-top bath set beneath a fore window with shutters, and a walk-in shower with rainfall head and marble-effect panelled surround. Heated towel rail, extractor fan, and velux window.



Bedroom Three

4.28m x 2.78m (14'1" x 9'2")

Double bedroom with carpet underfoot, currently arranged as a twin. Window to fore aspect with fitted shutters and walk-in wardrobe with shelving and racking.

Bedroom Four

3.40m x 3.30m (11'2" x 10'10")

Double bedroom with carpet underfoot and window to rear aspect with fitted blind. Space for wardrobes and additional bedroom furniture.

Studio / Yoga Room

6.19m x 3.79m (20'4" x 12'5")

Accessed via uPVC door to external steps, with laminate flooring, electricity and lighting connected, and electric radiator. Suitable as a home office, studio, or yoga space.

Summer House / Bar

Timber summer house fitted with bar and solid oak worktop. Electricity and lighting connected with windows to the fore aspect. Ample space for seating or furniture.

External

The property is approached via a gravelled driveway providing generous parking for multiple vehicles, with access to the garage from the fore. The rear garden is arranged with a level lawn and a paved patio, creating an ideal space for outdoor dining and entertaining. Sleeper-edged borders with established shrubs and mature hedging provide definition and privacy. To the side aspect is a timber summer house with fitted bar and an adjoining storage shed. External steps lead up to the first-floor studio, with a log store neatly housed beneath the steps. The garden enjoys a sense of seclusion, with well-planned areas for both relaxation and recreation.

Directions

From Haverfordwest Council Offices, follow Freemans Way out of town. At the roundabout, take the first exit signposted towards Freystrop and continue along Pembroke Road for around two miles. At Freystrop cross roads, turn right, then after approximately 150 yards take the left turning into Poplar Meadow. The property is located towards the bottom of the estate on the left-hand side.

Additional Information

We are advised that mains water, electric and drainage are connected. Air source heating pump installed with underfloor heating throughout both floors. Thermal solar panels are installed for hot water. The main road is not currently adopted by PCC.

What3Words

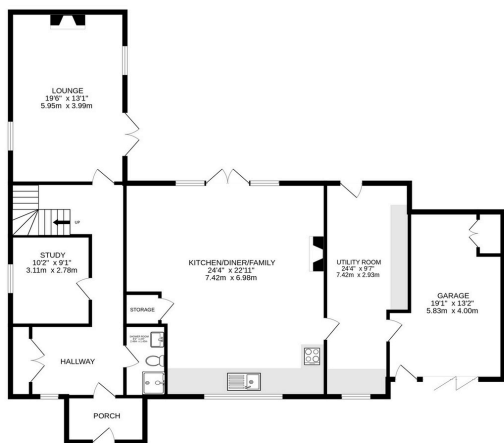
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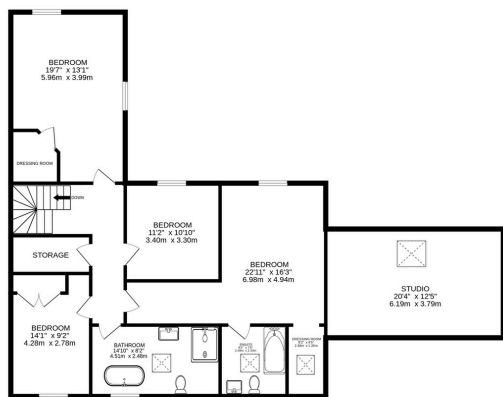




GROUND FLOOR
1599 sq.ft. (148.6 sq.m.) approx.



1ST FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



TOTAL FLOOR AREA: 2984 sq.ft. (277.2 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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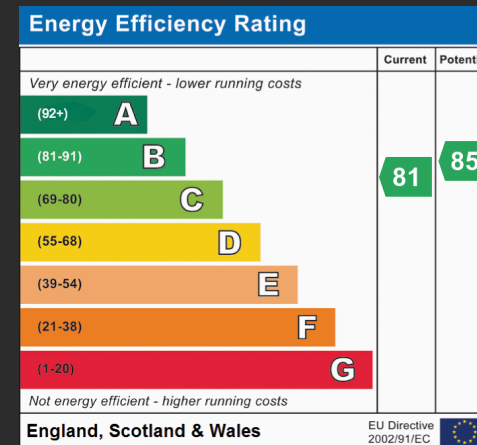
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Energy Performance Rating



Council Tax Band

Band F (£2,753.28)

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