



Lower Calfield

Camrose, Haverfordwest, SA62 6HY

Guide Price Of £850,000 | Freehold | EPC: E



Proudly forming part of the 'Exclusive Collection' by Bryce & Co, Lower Calfield is a distinguished countryside residence positioned within the sought-after village of Camrose, on the outskirts of Haverfordwest. Set within approximately 1.9 acres of beautifully established grounds, the property is framed by mature woodland, productive orchard and landscaped gardens, offering an exceptional sense of privacy and rural seclusion.

A gated entrance opens into a central courtyard setting, where the property immediately sets a tone of understated elegance, with established planting, including climbing rose and clematis, introducing seasonal colour while softening the stone elevations and creating a welcoming arrival. The main residence is rich in character, with the entrance way retaining original checkerboard flooring, offering an immediate introduction to the home's heritage. Internally, the kitchen and utility area has been thoughtfully reimagined, fitted with shaker style cabinetry, quartz work surfaces and a traditional Rayburn, forming a space that sits comfortably at the centre of daily life. A series of well-proportioned reception rooms flow from the main living areas, each offering its own distinct atmosphere, whether centred around an original fireplace or a log burner set within a slate hearth. Solid wood flooring and dual aspect sash windows create light-filled spaces that retain warmth, character and a sense of period charm throughout.

To the first floor, the accommodation continues with four double bedrooms arranged off a generous landing. The principal suite is particularly impressive, defined by vaulted ceilings, exposed beams and skylights that draw in natural light, complemented by a contemporary en-suite shower room. The guest bedroom is equally generous in scale, benefitting from dual aspect windows and its own en-suite bathroom facilities, while two further double bedrooms complete the accommodation, each enjoying a peaceful outlook across the surrounding grounds.

The detached holiday cottage provides a further layer of versatility, ideal for multi-generational living or as an established income opportunity. Beautifully presented, it features slate flooring, exposed beams and a log burner, alongside modern kitchen facilities and two double bedrooms, both enhanced by en-suite bathrooms.

Positioned adjacent is the Cyder House, an evocative stone built outbuilding rich in presence, complete with grape vine clad frontage and a courtyard seating area that captures the evening sun. Arranged over two storeys, it offers outstanding potential for conversion, subject to the necessary consents.

The gardens have been carefully curated to complement the setting, with outdoor entertaining areas, sheltered BBQ and outdoor kitchen space, established vegetable gardens and a polly tunnel. Meandering woodland paths lead through the grounds, while the orchard enjoys far reaching views over open countryside. A range of outbuildings including a carport, a garage with workshop space and additional stone barns further enhance the practicality and long-term potential of the estate.

Camrose remains a highly regarded village location, offering a peaceful rural lifestyle while retaining convenient access to the county town of Haverfordwest with its full range of amenities including supermarkets, hospital, leisure centre and independent shops. The nearby Pembrokeshire coastline is within easy reach, including Newgale and Nolton Haven, both renowned for their dramatic scenery, expansive beaches and access to the Pembrokeshire Coast National Park, with the Preseli Hills also close by.



Entrance Hallway

Accessed via a solid front door, the welcoming entrance hallway retains original checkerboard tiled flooring and a staircase rising to the first floor with useful storage below. Doors lead through to the principal reception rooms.

Cwtch

4.76m x 3.56m (15'7" x 11'8")

A characterful reception space with solid floorboards underfoot and ample space for a range of seating arrangements. A log burner set on a slate hearth with wooden surround forms the focal point of the room, whilst a sash window with shutters overlooks the fore aspect. Television connections are available.

Lounge

7.23m x 4.62m (23'9" x 15'2")

Originally the old milking parlour, the lounge is accessed via steps leading down from the adjoining reception space and offers slate tiled flooring throughout. The room provides generous space for seating arrangements alongside television connections and a log burner with exposed flue set on a slate hearth. Dual aspect sash windows are installed, with a stable door opening out to the courtyard.

Kitchen / Diner

5.66m x 4.16m (18'7" x 13'8")

Slate tiled flooring continues throughout, fitted with a range of matching shaker style eye and base level units complemented by quartz work surfaces, up stands and tiled splash backs. The kitchen incorporates a freestanding Rayburn with two ovens and two hot plates, integrated Siemens dishwasher, eye level Neff double oven with grill and a four ring Bosch induction hob with extractor hood above. Inset stainless steel sink with built in drainer and boiling hot water tap. Space and plumbing for a freestanding American fridge freezer. A deep corner pantry with automatic lighting provides further storage, whilst a freestanding butcher's block with drawers and shelving adds additional workspace, with ample room for a large dining table. Windows to the rear and side aspects add natural light.





Utility Room

4.38m x 2.26m (14'4" x 7'5")

Slate tiled flooring continues throughout, fitted with matching base level units with worktops over and tiled splash backs incorporating a Belfast sink. Plumbing is available for an under counter washing machine and dryer, alongside recessed shelving and additional storage space. Window to the rear aspect. A lean-to area provides ideal boot storage with a stable door leading to the side aspect.

Cloakroom

2.26m x 1.14m (7'5" x 3'9")

Comprising slate tiled flooring with half tiled walls, WC and a wash hand basin with vanity unit below and mirror above. Heated towel rail, extractor fan and a storage cupboard with sliding door. Window to the side aspect.

Study / Dining Room

4.62m x 3.60m (15'2" x 11'10")

Currently utilised as a home office, this versatile reception room could equally serve as an additional sitting room or dining space. Solid floorboards continue throughout, complemented by an original fireplace with red tiled surround and mantel. Sash window with shutters to the fore aspect.



Conservatory

4.58m x 3.36m (15'0" x 11'0")

Featuring slate tiled flooring with hardwood windows and glazed roof surround complemented by slate sills. Double doors open out onto the courtyard, whilst the space comfortably accommodates a dining table.

First Floor

Master Bedroom

5.66m x 4.16m (18'7" x 13'8")

Positioned at the rear of the property, the principal bedroom offers solid floorboards underfoot, vaulted ceilings and exposed beams. Windows to the side and rear aspects together with a Velux window allow excellent natural light throughout. Ample space is available for wardrobes and additional bedroom furniture, with a further eave storage cupboard.

En-Suite Shower Room

2.52m x 2.26m (8'3" x 7'5")

Fully tiled and fitted with a WC, floating wash hand basin with vanity drawers below and a walk-in shower with rainfall head and glass screen. Full length fitted bathroom cabinet, mirrored wall cabinet and additional eaves storage cupboard. Heated towel rail, extractor fan and a window to the side aspect.

Guest Bedroom

7.06m x 4.62m (23'2" x 15'2")

A generous double bedroom with solid floorboards underfoot and ample space for bedroom furniture. Windows overlook the fore and side aspects, with additional velux windows to the rear.

En-Suite Bathroom

2.80m x 2.68m (9'2" x 8'10")

Fitted with painted floorboards underfoot, WC, wash hand basin with tiled splash back and mirror above, together with a panelled bath incorporating shower over and glass screen. Window to the fore aspect and extractor fan.

Bedroom Three

3.60m x 2.92m (11'10" x 9'7")

Centrally positioned, the third bedroom is a double room offering solid floorboard underfoot with ample space for bedroom furniture, alongside a sash window to the fore aspect allowing natural light throughout.

Bedroom Four

4.62m x 3.32m (15'2" x 10'11")

Currently arranged as a twin room, this double bedroom features solid floorboards throughout and offers space for a range of bedroom furniture. A sash window to the fore aspect allows natural light into the room.

Bathroom

Comprising painted floorboards, WC, wash hand basin with tiled splash back and mirror above, together with a panelled bath with shower over and glass screen. Window to the fore aspect and extractor fan.









Cottage

Lounge / Kitchen

7.23m x 3.78m (23'9" x 12'5")

A spacious open plan living area featuring slate tiled flooring, vaulted ceilings with exposed beams and pendant lighting. The lounge area provides ample space for seating arrangements alongside room for a dining table, centred around a log burner set on a slate hearth with red brick surround.

The kitchen is fitted with matching shaker style eye and base level units with worktops over and tiled splash backs, incorporating an integrated Beko oven with four ring induction hob above, Beko dishwasher, stainless steel sink with drainer and wine rack. Windows overlook the fore and rear aspects, with a stable door leading out to the rear garden and courtyard.

Bedroom One

5.71m x 3.15m (18'9" x 10'4")

Currently arranged as a twin room for guest accommodation, this double bedroom features slate tiled flooring, vaulted ceilings and exposed ceiling beams throughout. Fitted wardrobes are provided alongside space for additional bedroom furniture. An archway with double doors open onto the fore courtyard allowing natural light into the room.

En-Suite Bathroom

3.15m x 2.12m (10'4" x 6'11")

Comprising slate tiled flooring, WC, wash hand basin with panelled vanity unit below together with mirror and window above. Panelled bath with shower over, tiled surround and curtain. Heated towel rail and extractor fan.

Bedroom Two

4.17m x 3.78m (13'8" x 12'5")

A further double bedroom with slate flooring continuing throughout, vaulted ceilings and exposed beams. The room offers ample space for bedroom furniture with dual aspect windows and an additional velux window allowing further natural light. Door leading to the en-suite shower room.



En-Suite Shower Room

3.14m x 2.47m (10'4" x 8'1")

Fully tiled wet room fitted with WC, wash hand basin with mirror above and open shower with rainfall head and tiled insert drain. Window to the side aspect, heated towel rail and extractor fan.

Cyder House

Currently utilised as a storage area, this attractive stone fronted barn extends over two storeys with a staircase already installed, offering excellent potential for conversion into an additional residential dwelling, subject to the necessary consents. The building enjoys a grape vine clad frontage together with a front courtyard seating area positioned to enjoy evening sunsets.

External Grounds

Set within approximately 1.9 acres, the grounds have been thoughtfully landscaped to create a variety of outdoor spaces throughout the property. The gardens include a sheltered outdoor BBQ and kitchen area ideal for entertaining, together with an established vegetable garden and polly tunnel. Woodland areas and pathways meander through the grounds, adding to the setting and providing access around the land. The property also benefits from an established orchard with views overlooking the surrounding countryside, alongside further outbuildings including a carport, a garage with workshop area and additional barns offering further potential for conversion or alternative use, subject to the necessary consents.

Additional Information

The property benefits from oil boilers serving both the main house and holiday cottage. Drainage is via one shared septic tank. The holiday cottage is council tax band A, whilst the main house is council tax band F. The property is connected to a mains water supply, with supply extending to the orchard across the road and adjoining fields, all separately metered.

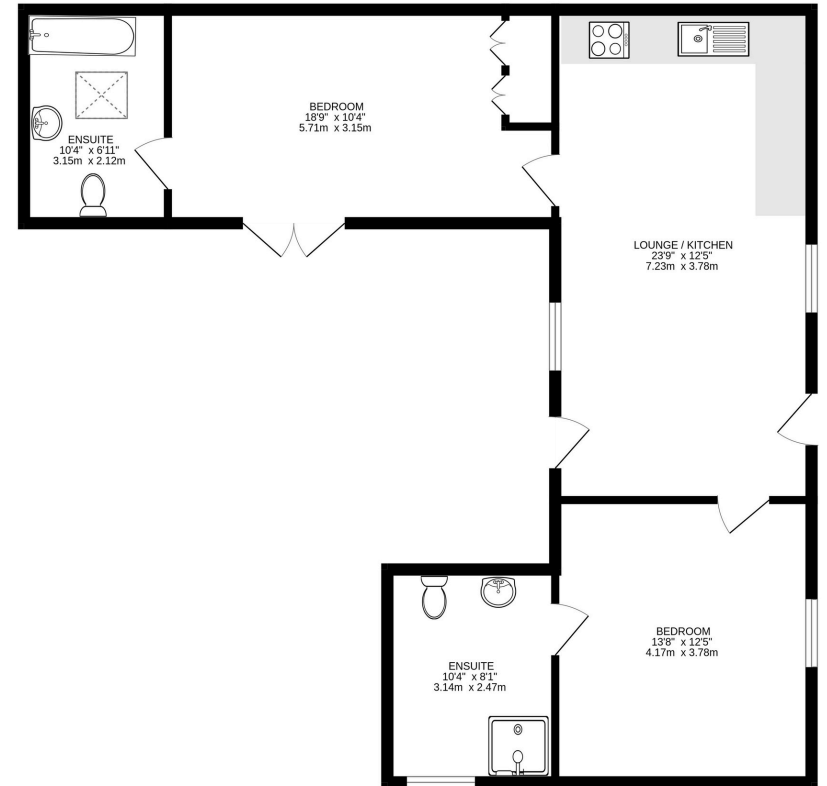
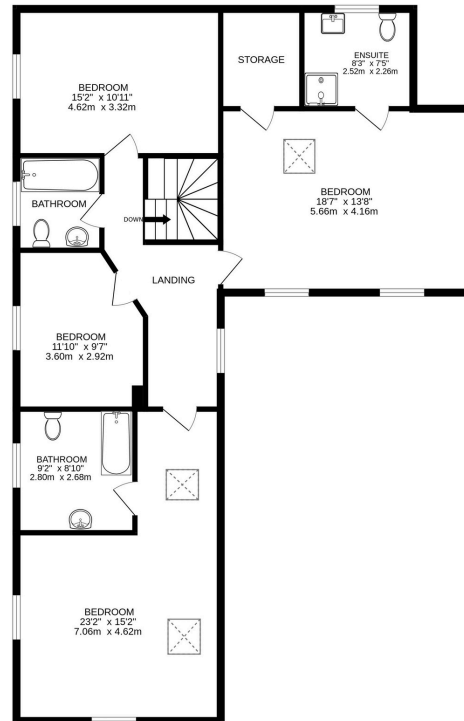
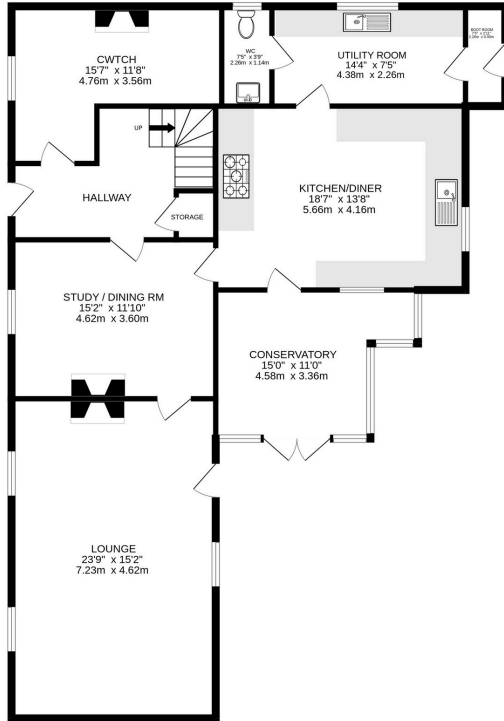
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TOTAL FLOOR AREA : 2496 sq.ft. (231.9 sq.m.) approx.

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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TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

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Enquire



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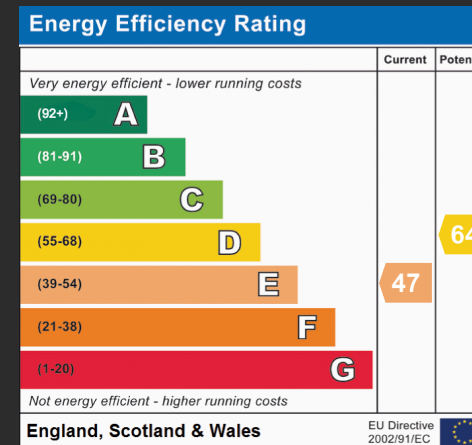
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