



## Summerville

Freshwater East, Pembroke, SA71 5LZ

Guide Price Of £550,000 | Freehold | EPC: D



Proudly forming part of the *'Exclusive Collection'* by Bryce & Co, Summerville occupies an enviable position within the highly sought-after coastal village of Freshwater East. This exceptional, Scandinavian-inspired home seamlessly combines a sustainable, renewable energy-conscious build with spectacular sea views and direct access onto the coastal path leading down to the beach.

Architecturally designed and completely rebuilt in 2009, the property utilises eco-friendly and recycled materials to create beautiful, contemporary living spaces tailored to its breathtaking surroundings. Underfloor heating runs throughout the entire home, beautifully complemented by engineered cherry hardwood floors that span the reception areas. At the heart of the home is a beautifully proportioned open-plan living and dining area. Featuring striking vaulted ceilings and exposed timber beams, this space is centred around a stunning freestanding log burner. Stylish pendant lighting illuminates the living and dining zones, while Scandinavian windows and doors to the rear frame the coastal vistas and open out onto the expansive decking. The adjoining kitchen is sleek and contemporary, thoughtfully fitted with premium integrated appliances and a stylish breakfast bar with seating for three—offering the perfect setting for casual entertaining.

The property offers three well-proportioned double bedrooms, each enjoying excellent natural light. Two of the bedrooms benefit from turn and tilt doors opening to the rear aspect, whilst the third features double doors leading onto a private decked seating area. The master suite features a cleverly designed central wardrobe and dressing table area, effortlessly separating the sleeping and dressing quarters. Both the en-suite shower room and the family bathroom have been styled to complement the home's aesthetic, featuring premium douglas fir vanity units and an abundance of natural light streaming through skylights and translucent glazing.

Approached via a quiet private lane, a gated, gravelled driveway provides secure parking for two vehicles. The front elevation showcases attractive timber cladding and composite decking with a free standing Zen bench, creating immediate kerb appeal. Meticulously landscaped gardens and gravelled pathways wrap around the property, leading to a mature selection of coastal planting and shrubs.

The rear of the property features decking areas with sleek wire balustrades and fitted outdoor lighting, alongside a dedicated walkout veranda accessed from the third bedroom/office. From here, the magnificent sea views take centre stage, with the nearby footpath offering effortless access directly down to the beach.

#### **Vendors Comments**

*"Summerville has been our family home since 1975 and, when it passed to the current generation in 2005 the opportunity was taken to create a modern home in keeping with the spectacular location. We are passionate about sustainability and when Summerville was re-built in 2009, to respond to modern life, we incorporated many environmentally sustainable features including passive solar heating, high levels of thermal insulation, solar thermal hot water, rainwater harvesting, an air source heat pump and underfloor heating, and the use of recycled and environmentally friendly materials.*

*We have loved living in our modern home within such a friendly community. We have particularly enjoyed the night skies, the seasons, the ever-changing view, the benefits of easy access to the coastal path and Freshwater East's dog friendly beach. We are sorry to leave but family calls and it is time for us to move on."*



## Entrance Porch

3.40m x 1.20m (11'2" x 3'11")

A solid front door featuring a maritime-inspired porthole window opens into a welcoming porch way with fitted carpet—an ideal space for coats and shoes. Translucent glazed windows allow natural light to flood the space, with a solid door leading through into the hallway.

## Hallway

6.30m x 3.25m (20'8" x 10'8")

Featuring engineered hardwood floors and practical built-in storage cupboards. Doors lead through to the reception spaces, bedrooms, and family bathroom, while skylights and translucent glazing from the central bedroom flood the area with beautiful natural light.

## Lounge / Diner

7.03m x 4.79m (23'1" x 15'9")

Sliding doors open into this impressive, bright open-plan living and dining space. It features engineered hardwood floors, ample room for a variety of seating arrangements, and generous space for a large dining table beneath fitted pendant lighting. Scandinavian windows and doors to the side and rear aspects offer fantastic water views and provide access to the decking areas. Vaulted ceilings and exposed beams add immense character, complemented by a freestanding log burner set upon a slate hearth with an exposed flue. An archway leads seamlessly into the kitchen.

## Kitchen

5.39m x 2.47m (17'8" x 8'1")

Fitted with practical rubber flooring, the kitchen offers a range of sleek units with solid worktops and tiled splash backs. A breakfast bar features dedicated pendant lighting and room for three stools. Integrated appliances include a Bosch double oven with a four-ring ceramic hob and a stainless steel extractor fan over, a Bosch dishwasher, and an under counter freezer. There is plumbing for an under counter washing machine, a stainless steel circular sink alongside an additional stainless steel sink with a drainer, and space for a freestanding fridge. Finished with a skylight, a window to the side aspect, and a loft hatch.





### **Master Bedroom**

**5.35m x 3.90m (17'7" x 12'10")**

With carpet underfoot, the master suite features a designated dressing area with fitted wardrobes, drawers, and a dressing table with a mirror and down lights above. The bedroom comfortably accommodates a double bed, complete with reading lights on either side, wall lighting, vaulted ceilings, and exposed beams. Scandinavian turn and tilt doors open out towards the garden, with a glass balustrade installed to maximise the fantastic sea views.

### **En-Suite Shower Room**

**2.89m x 2.01m (9'6" x 6'7")**

Fitted with rubber flooring and tiled walls, comprising a douglas fir vanity unit with an integrated WC, wash hand basin with storage below, and mirrored cabinets above. Features a walk-in shower with glass screen, a translucent window allowing natural light, extractor, and a heated towel rail.

### **Bathroom**

**2.21m x 1.73m (7'3" x 5'8")**

Featuring rubber flooring and tiled walls, comprising a douglas fir vanity unit with an integrated WC, a wash hand basin with storage below, and a mirrored cabinet above. Offers a panelled bath with a shower over, a skylight for enhanced natural light, extractor, and a heated towel rail.

### **Bedroom Two**

**3.71m x 2.96m (12'2" x 9'9")**

A well-proportioned double bedroom offering carpet underfoot, a built-in wardrobe, and integrated shelving. Features a vaulted ceiling with exposed beams, and Scandinavian turn and tilt doors overlooking the rear garden, complete with a glass balustrade highlighting the sea views.

### **Bedroom Three / Study**

**3.44m x 2.75m (11'3" x 9'0")**

Finished with engineered hardwood floors, this room offers ample space for a double bed but is currently utilised as an office and library. Features vaulted ceilings with triple motorised windows to the front aspect, and double doors leading out to a balcony boasting spectacular sea views.



## External

The property is approached via a private lane leading to a gated, gravelled driveway with parking space for two vehicles. The front exterior features partial timber cladding and composite decking with a free standing Zen bench, adding excellent kerb appeal. Beautifully landscaped gardens and gravelled pathways wrap around to the rear, showcasing a mature selection of coastal planting and shrubs. The rear features composite decking areas with stainless steel wire balustrades, fitted outdoor lighting, and a walkout balcony accessed from the office/library. Fantastic sea views can be enjoyed throughout the grounds, with easy access onto the footpath leading directly down to the beach.

## Directions

If you are approaching Freshwater East from the east, take the A477 from St Clears, passing Kilgetty and Broadmoor and crossing the two roundabouts at Sageston heading towards Pembroke. When you enter the small village of Milton take the left hand turn signposted for Lamphey and Manorbier.

Follow this road (Stephen's Green Lane) until you come to a T junction with The Ridgeway. Turn right and follow the road until it enters Lamphey and joins the A4139. Turn left here, crossing a bridge before taking a right, then immediately left hand turn, signposted for Freshwater East.

## Additional Information

The property benefits from mains electricity and a metered mains water supply, with private drainage via a septic tank. Built with a timber frame beneath a highly insulated zinc roof, the home incorporates excellent sustainable credentials, including a rainwater harvesting system and a solar thermal hot water system. Heating is provided by an eco-friendly air source heat pump feeding underfloor heating throughout the entire property, beautifully complemented by full double glazing and a HETAS-registered freestanding log burner.

## Local Authority / Tax Band

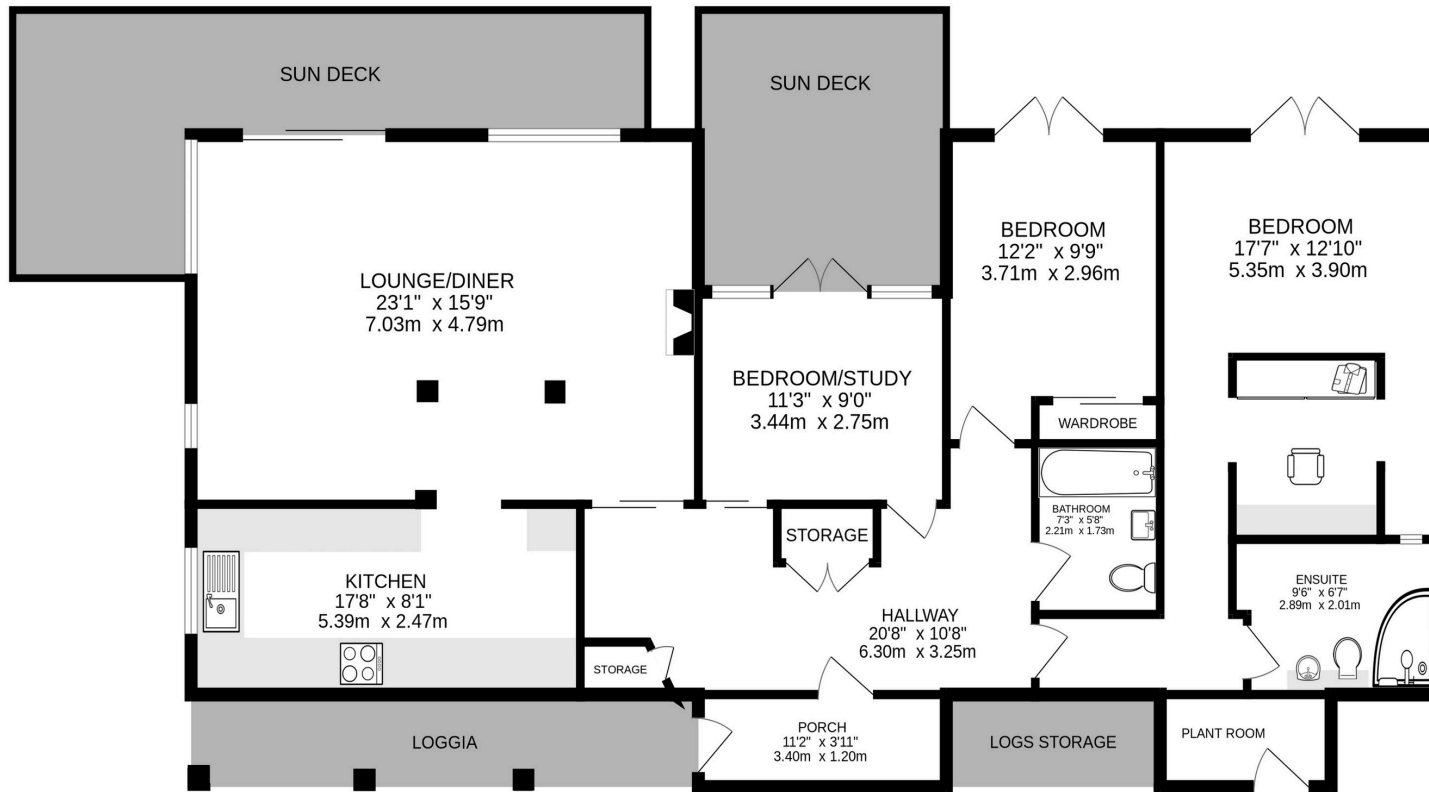
Pembrokeshire County Council - Band F







GROUND FLOOR  
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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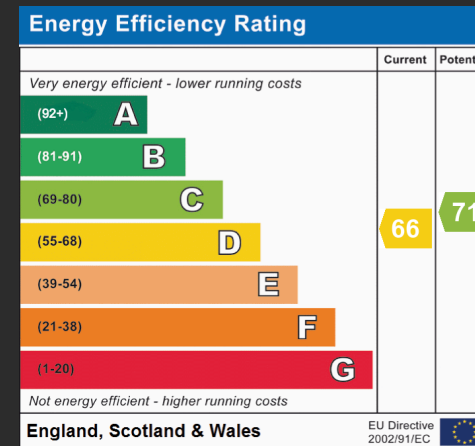
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