



Rhyd Y Groes

Burton Ferry, Milford Haven, SA73 1PB

Guide Price Of £500,000 | Freehold | EPC: E



A Home Filled With Memories, Ready For Its Next Chapter...

Rhyd Y Groes holds a truly special place in our family's story. As one of the very first homes to be built on the highly sought-after Barn Lake development, it has provided over three decades of unforgettable memories in one of Pembrokeshire's most peaceful and picturesque settings. The land was purchased in 1990, with the house thoughtfully completed in 1992 by a respected local builder. It was built as the dream retirement home for my parents, who had spent their working lives serving the community of Neyland as local pharmacists. Although they moved only a couple of miles, Rhyd Y Groes offered an entirely different pace of life, where they embraced the tranquillity of the Cleddau Estuary and the comfort of a beautifully crafted home.

It quickly became the heart of our family. Weekends, school holidays, Christmas celebrations and long summer days brought generations together, creating memories that our children still treasure today. It was always a place where family naturally gathered, and where every visit felt like coming home. When my parents sadly passed away, we simply couldn't bring ourselves to sell a home that meant so much to us. Instead, we continued its story by enjoying it ourselves while also sharing it as a successful holiday home, allowing many other families to experience the peace, beauty and unique setting that make Rhyd Y Groes so special. It has been incredibly rewarding to hear how much others have fallen in love with the house and its surroundings, with many returning year after year to create their own cherished memories.

What we have always loved most is the overwhelming sense of calm. The ever-changing tides of the Cleddau provide a constantly evolving outlook, with passing boats, abundant birdlife and the changing seasons ensuring that no two days ever feel quite the same. There is something incredibly special about sitting quietly and watching the world drift by, whether with a morning coffee as the estuary comes to life or an evening drink as the sun begins to set.

Despite its peaceful setting, the property enjoys an abundance of natural light throughout the year while offering a wonderful sense of privacy. It is a home that encourages you to slow down, appreciate your surroundings and enjoy life's simpler moments. Whether spending time with family or simply taking in the peaceful outlook, it has a remarkable way of making every day feel just that little bit more special. At the same time, beautiful beaches, welcoming villages and everything Pembrokeshire has to offer are only a short drive away, making it the perfect balance between peaceful retreat and coastal adventure.

The decision to sell has not been an easy one, but we feel the time is right for another family to begin making memories here. Rhyd Y Groes has given us decades of happiness, laughter and togetherness, and it is our sincere hope that its next owners will come to love this remarkable home, its exceptional setting and the unique lifestyle it offers just as much as we have."



Hallway

Entered via a glazed front door, the welcoming hallway provides access to the principal accommodation on this level. A timber open-tread staircase rises to the upper floor. Doors lead to the living room, kitchen/dining room, two bedrooms, family bathroom, with the principal bedroom positioned towards the end of the hall.

Living Room

7.60m x 6.02m (24'11" x 19'9")

A standout reception room enjoying a striking double-height glazed frontage framing uninterrupted views across the waterway. Glazed double doors open directly to the gardens, creating an excellent connection to the outside space. Generous proportions provide ample room for seating and entertaining, while an internal window from the upper floor bedroom adds an unusual architectural feature and shares the outlook.

Kitchen / Dining Room

7.30m x 3.16m (23'11" x 10'4")

A spacious kitchen and dining area well suited to day-to-day family life. Glazed double doors together with a separate external door open onto the decking, while a large front-facing window above the sink enjoys the water views. Fitted with contemporary base units, timber work surfaces and integrated appliances. A useful storage cupboard is positioned to one end, with space for dining furniture opposite.

Bedroom One

5.32m x 4.00m (17'5" x 13'1")

A generous principal bedroom with direct access onto the front decking and impressive views across the waterway. There is good space for freestanding furniture, a wash hand basin set within the room, and en-suite facilities.

En-Suite Shower Room

Fitted with a shower and WC, with the wash hand basin located within the bedroom.

Bedroom Two

3.41m x 3.00m (11'2" x 9'10")

A double bedroom overlooking the rear, offering space for freestanding furnishings.

Family Bathroom

3.00m x 2.22m (9'10" x 7'3")

Appointed with a bath set beneath the window with tiled surround, WC, bidet and wash hand basin. Conveniently positioned between bedrooms two and three.





Bedroom Three

3.30m x 3.00m (10'10" x 9'10")

Currently arranged as an additional reception room, this versatile space could equally serve as a bedroom, home office, playroom or hobbies room.

Upper Floor

Landing

Stairs rise from the hallway to the landing, which gives access to three bedrooms and the shower room.

Bedroom Four

6.00m x 3.81m (19'8" x 12'6")

Positioned above the living room, this characterful double bedroom features an internal opening overlooking the reception space below, allowing the excellent water views to be enjoyed from this room also. There is ample space for bedroom furnishings, with a velux window to the rear.

Bedroom Five

4.58m x 4.29m (15'0" x 14'1")

A spacious double bedroom situated at the far end of the landing, offering ample space for bedroom furniture, with a velux window enjoying views towards the Cleddau.

Shower Room

3.03m x 1.64m (9'11" x 5'5")

Recently updated and fitted with a shower enclosure, WC and wash hand basin, complemented by wall and floor tiling. Front-facing velux window with outlook towards the water.

Bedroom Six

3.03m x 3.00m (9'11" x 9'10")

A further double bedroom located centrally within the upper floor, with a front-facing velux window offering views towards the water and ample space for freestanding furniture.

Double Garage

5.80m x 5.80m (19'0" x 19'0")

Accessed via two up-and-over doors to the driveway, glazed double doors to the front and a pedestrian door to the rear. Currently utilised as a games room, though equally suited to storage, workshop use or vehicle parking.



External

The property is approached over a sweeping driveway leading to a generous parking area in front of the double garage. A decking balcony extends across the front elevation with access from the principal bedroom, kitchen/dining room and hallway, providing an ideal seating area to enjoy the far-reaching waterway views. This continues to the side where it connects with a large patio and garden area. Paved pathways extend around the rear to the garage access door. The gardens provide excellent outdoor entertaining space, all set against the attractive backdrop of the waterway.

Location

Burton is a popular and well-connected village, home to the well-known Jolly Sailor public house and restaurant, located within walking distance. Nearby Rudders Boatyard provides access to a jetty together with boat storage facilities, ideal for those with an interest in boating and waterside pursuits. The village is conveniently positioned approximately eight miles from both Haverfordwest and Milford Haven, while the nearby Cleddau Bridge offers straightforward access to Pembroke and the wider amenities and coastline of South Pembrokeshire.

Agent Comments

"Rhyd Y Groes is a distinctive waterfront residence enjoying an exceptional position above the Cleddau Estuary, with far-reaching views from almost every principal room. Privately tucked away on the edge of Burton village, the property offers spacious and versatile accommodation arranged over two levels, ideal for family living or those seeking a substantial coastal retreat. A decked balcony extends across the front elevation, while the impressive living room with vaulted ceiling and expansive glazed frontage creates a superb focal point, perfectly framing the ever-changing outlook."

The accommodation includes six bedrooms, generous reception space and a substantial double garage currently arranged as a games room, offering excellent flexibility for a variety of needs. Externally, there is driveway parking, patio seating areas and gardens designed to make the most of the waterside setting. Located within this sought-after village, close to the Jolly Sailor, boating facilities and convenient links to Haverfordwest, Milford Haven and Pembroke, this is a rare opportunity to acquire a home in one of the area's most desirable positions."

Additional Information

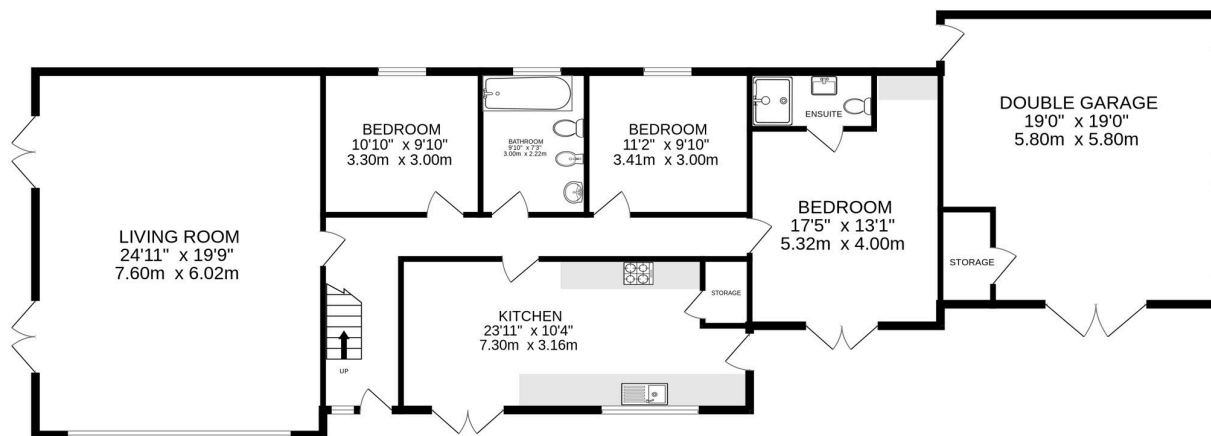
We are advised that the property benefits from mains electricity and water, with an LPG central heating boiler installed. Private drainage via a septic tank. Council Tax Band E.



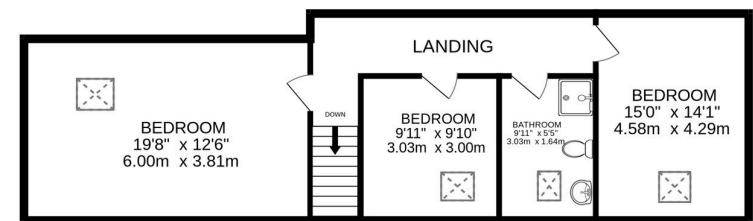




GROUND FLOOR
1781 sq.ft. (165.4 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 2455 sq.ft. (228.1 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 ©2026

Rhyd Y Groes,
Burton Ferry, Milford Haven, SA73 1PB
Guide Price Of £500,000

Enquire



Contact Us

01437 620 220 | sales@bryceandco.co.uk



Visit Our Website

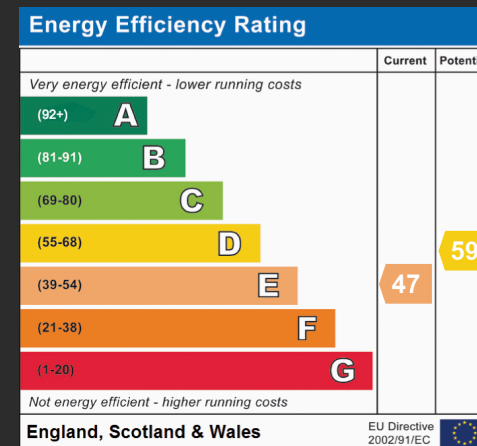
www.bryceandco.co.uk/properties



Find Us On Instagram

www.instagram.com/bryce.and.co

Energy Performance Rating



What3Words

///jogging.holiday.newsreel

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.