

La Vrangue Lodge

La Vrangue - St Peter Port - GY1 2EZ

Price £850,000



REF: **2446**

TRP: **325**



- Semi detached period 5 bedroom house.
- Situated on the outskirts of St Peter Port.
- Recently redecorated throughout.
- Commercial outbuilding and store room.
- Fully enclosed rear garden and ample parking.
- Perry's Guide - Page 2 F0.













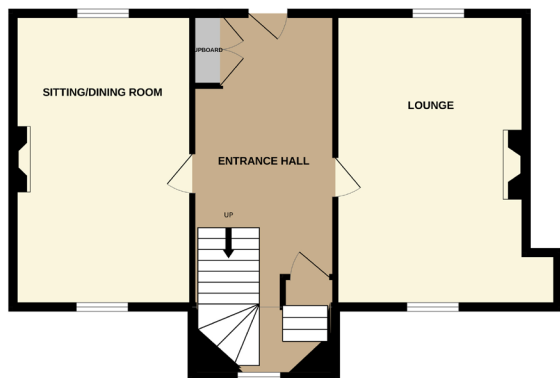




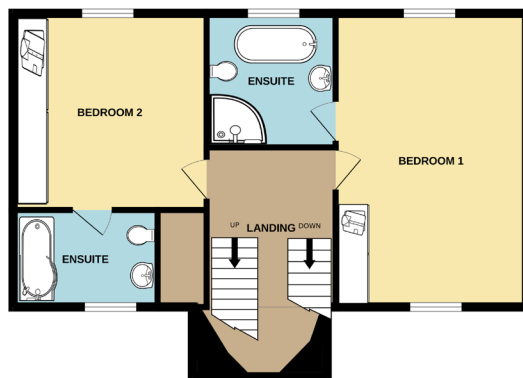




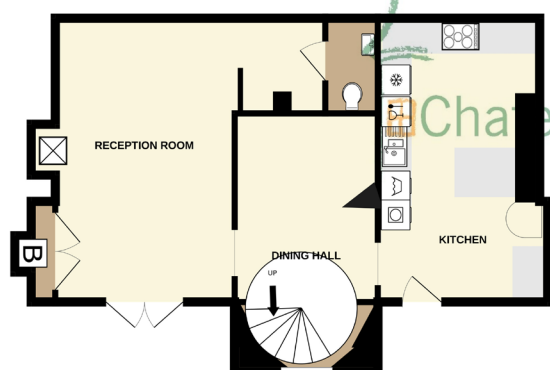




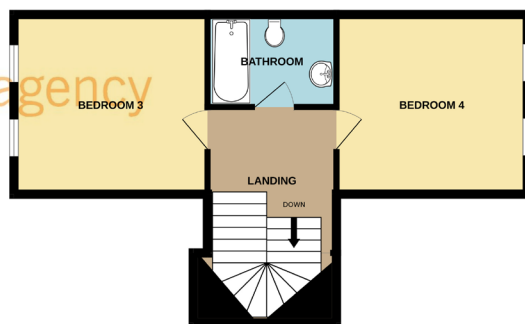
GROUND FLOOR



1ST FLOOR

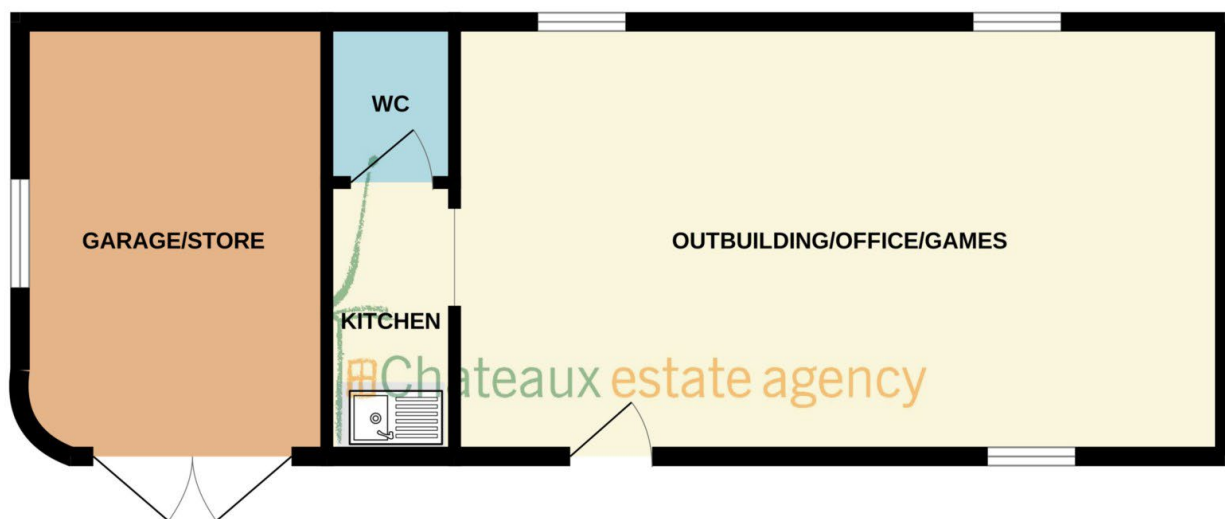


BASEMENT



2ND FLOOR

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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La Vranque Lodge



LOWER GROUND FLOOR

KITCHEN 5.6m (18'4") x 3.2m (10'6")

Fitted with a range of wall and base units with worktops and matching splashbacks over, incorporating a stainless steel one and a half bowl sink and drainer unit together with breakfast bar area. Appliances include Hotpoint undercounter fridge, Hotpoint full size dishwasher, Hotpoint washing machine and tumble dryer, Neff ceramic induction hob with Neff extractor fan over and Hotpoint eye level double oven and grill with combi oven over. Part glazed wooden door to rear and opening through to dining hall. Radiator.

DINING HALL 3.25m (10'8") x 3.3m (10'10")

Great size dining area with stairs to 1st floor and large storage cupboard under. Opening through to kitchen and door to multi use room.

MULTI USE ROOM 5.6m (18'4") x 3.15m (10'4")

Single pane double wooden doors opening out to patio area. Cupboard housing Eurocal oil fire boiler. And feature open fireplace. Hotpoint freestanding fridge freezer. Doors to dining hall and cloakroom.

CLOAKROOM

Fitted with a two piece suite comprising WC and wall mounted wash hand basin set on vanity unit with mirror over. Vent Axia extractor fan.

STAIRS TO GROUND FLOOR

Window to rear overlooking garden and door to entrance hall.

ENTRANCE HALL 5.8m (19'0") x 2.8m (9'2")

Traditional wooden entrance door with stained glass panels. Cupboard housing electrics. Wide staircase to 1st floor. Doors to formal lounge, sitting room/dining room and staircase to lower ground floor.

FORMAL LOUNGE 5.8m (19'0") x 3.9m (12'10")

Windows to front and rear. Feature open fireplace with shelved alcove to one side. 2 radiators.

SITTING ROOM/DINING ROOM 5.8m (19'0") x 3.5m (11'6")

Windows to front and rear. Feature fireplace. Two radiators.

FIRST FLOOR LANDING

Window to rear and doors to bedrooms 2 and 3. Large airing cupboard housing hot water cylinder and shelving.

BEDROOM ONE 5.8m (19'0") x 3.95m (13'0")

Double bedroom with windows to front and rear. Fitted bedroom furniture including robes and cupboards. 2 radiators and door to ensuite bathroom.

ENSUITE BATHROOM 2.62m (8'7") x 2.46m (8'1")

Fitted with a modern 4 piece suite comprising separate shower cubicle, WC, pedestal wash hand basin with illuminated mirror fronted cabinet over and roll top freestanding bath. Window to front with wooden shutters and fully tiled walls and floor. Heated towel rail and extractor fan.

BEDROOM TWO 3.95m (13'0") x 3.75m (12'4")

Double bedroom with window to front. Fitted with a run of triple wardrobes. Door to ensuite bathroom. Radiator.

ENSUITE BATHROOM 2.8m (9'2") x 1.8m (5'11")

Fitted with a modern three-piece suite comprising WC, pedestal wash hand basin with illuminated mirror fronted cabinet over and P-shaped bath with shower attachment over and glass screen. Fully tiled walls and floor. Heated towel rail.

STAIRS TO 2ND FLOOR LANDING

Window to rear and doors to bedrooms 3, 4 and family bathroom. Hatch to loft.

BEDROOM FOUR 3.7m (12'2") x 3.46m (11'4") Into Eaves

Double bedroom with 2 windows to side. Fitted robe and shelving. Eaves storage. Radiator.

FAMILY BATHROOM 3m (9'10") x 1.77m (5'10") Into Eaves

Fitted with a three-piece suite comprising bath with shower attachment over, WC and pedestal wash hand basin with mirror fronted cabinet over. Heated towel rail and Vent Axia extractor fan. Fully tiled walls and floor.

BEDROOM THREE 3.7m (12'2") x 3.46m (11'4") Into Eaves

Double bedroom with two windows to side. Fitted robe and shelving. Eaves storage and hatch to loft. Radiator.

EXTERNAL

The property is approached over a private driveway serving other properties in the area. There is an entrance drive which is cobbled leading onto a gravel parking area providing parking for multiple cars. Gravel path leading to rear garden together with a fenced off area with oil tank and gate to garden.

GARDEN

Enclosed rear garden bound by high granite walls and fencing. Gate to parking area. The main garden area forms a courtyard with the adjoining building which has frosted windows to provide ultimate privacy. The garden comprises of a lawn area, a granite slab patio area and gravel area together with brick path leading to the parking area.

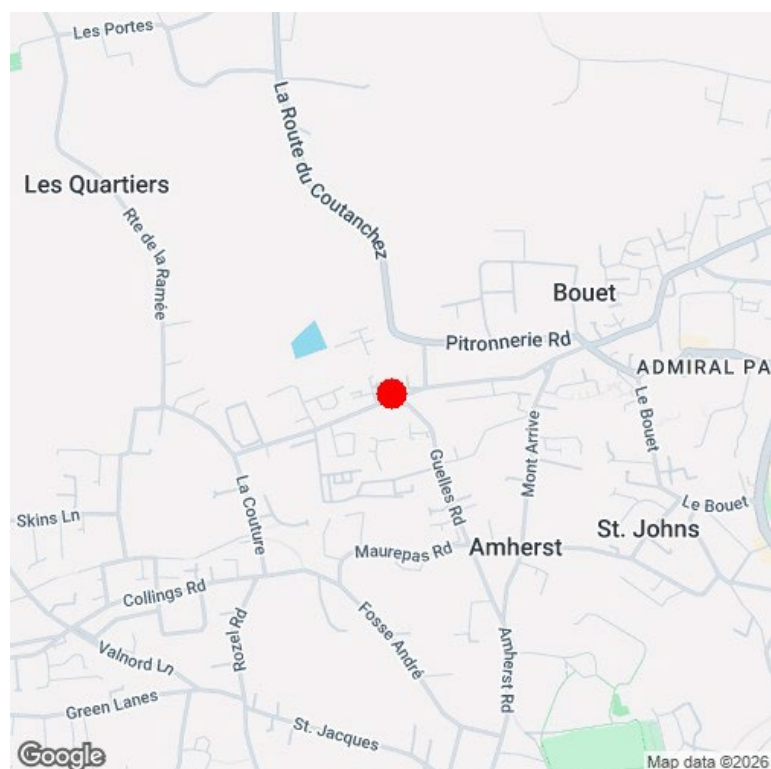
OUTBUILDING

Previously used as office accommodation, Office room vaulted ceiling with exposed roof timbers which are protected. Window to front, stable style door to front and 2 windows to rear. Opening through to area with sink and door to WC.

Attached to the main room is the garage/store with double doors to front and window to side.

This building has scope to be used for the previous use which was an office or possibly work from home situation. Or the planners may well consider creating this as a Dower unit or ancillary accommodation to the main property.

Chateaux Estates are pleased to offer to the market "La Vrangue Lodge" a semi detached period property offering a substantial amount of accommodation set over 4 floors. Situated on the outskirts of St Peter Port and within a short drive of Beau Sejour Leisure Centre and the Town Centre, set back from the main road. The property has been recently redecorated and offers a light and spacious feel with many original period features still intact including high ceilings and fireplaces. The versatile accommodation currently comprises fully fitted kitchen, dining hall, playroom/office/bedroom 5 and cloakroom to the lower ground floor, formal lounge and dining room to the ground floor, two double bedrooms, both with ensuites to the first floor and 2 bedrooms and family bathroom to the second floor. The property is completed with a large commercial out building which has been used as office space in the past but subject to planning could be changed to residential accommodation together with store room. The rear enclosed garden is mainly laid to lawn with gravel and slab areas together with ample parking for 4/5 cars. Altogether a spectacular property with a lot to offer! To view call Chateaux today on 244544.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Hotpoint undercounter fridge, Hotpoint full size dishwasher, Hotpoint washing machine and tumble dryer, Neff ceramic induction hob with Neff extractor fan over and Hotpoint eye level double oven and grill with combi oven over.

WHAT3WORDS: essence.dawned.liberal

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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