

# La Carriere

Calais - St Martin - GY4 6AS

Price £625,000



REF: 2455

TRP: 139



- 2/3 bedroom detached bungalow.
- Situated in Calais, with great views nearby.
- Lounge/diner, kitchen, study/3 bedroom, conservatory.
- 2 bedrooms, utility porch, wash room, cloakroom & bathroom.
- Gardens, sheds & parking.
- Perry's Guide - Page 31 F3.



















GROUND 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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#### **PORCH**

Half glazed uPVC door to side with matching panels to front and side. New oil fired boiler and airing cupboard housing hot water cylinder. Doors to bathroom and inner hall.

#### **BATHROOM 2.57m (8'5") x 1.71m (5'7")**

Fully tiled and fitted with a 3 piece suite in cream comprising bath with shower over, wash hand basin set on vanity unit and w.c. Window to side and skylight. Vinyl flooring.

#### **INNER HALL**

Doors off to kitchen, study/bedroom 3, bedroom 2 and lounge/diner. Cupboard housing electrics.

#### **LOUNGE/DINER 7.06m (23'2") Max x 4.3m (14'1") Max**

Well proportioned room with ample space to relax and dine in. Feature wood burner stove. 2 windows to front and 3 radiators.

#### **BEDROOM 2 3.49m (11'5") x 2.49m (8'2")**

Window to rear.

#### **STUDY/BEDROOM 3 2.75m (9'0") x 2.57m (8'5")**

Archway to conservatory. Skylight.

#### **KITCHEN 4.49m (14'9") Max x 2.85m (9'4") Max**

Fitted with a range of wall and base units in light Oak effect with contrasting laminate worktops over incorporating a single bowl stainless steel sink and drainer unit. Appliances include Oil fired AGA, Hotpoint washing machine and Hotpoint dishwasher. Skylight. Doors off to inner hall, double doors to conservatory and opening through to utility porch.

#### **UTILITY PORCH 3m (9'10") x 1.93m (6'4")**

Half glazed uPVC door to rear garden with matching panel. Hotpoint fridge/freezer.

#### **CONSERVATORY 4.53m (14'10") Max x 3.48m (11'5") Max**

Half glazed uPVC door to side. Fitted blinds to roof.

#### **INNER HALL**

Doors off to bedroom 1, w.c, kitchen and washroom.

#### **WASH ROOM 2.28m (7'6") x 0.8m (2'7")**

Fitted with a wash hand basin set on vanity unit and storage cupboard. Window to side.

#### **WC 1.51m (4'11") x 0.81m (2'8")**

Fitted with a w.c in white. Window to side.

#### **BEDROOM 1 4.42m (14'6") x 3.1m (10'2")**

Good size double bedroom fitted with a range of bedroom furniture. Window to rear. Skylight and radiator.

#### **EXTERIOR**

##### **FRONT**

Front garden laid to gravel bordering onto Calais Lane, with cliff walks right on your door step and a short stroll to Bec du Nez and Fermain Bay.

##### **SIDE/REAR**

Mainly laid to gravel providing driveway access for small vehicles to rear parking area. One large shed/store and one garden shed.

##### **FERMAIN BAY**

If you leave the property by foot you are only metres away from a path that takes you along a nice track perfect for walking dogs, within minutes you arrive at a lovely quiet viewing area overlooking Fermain Bay perfect to turn off from the world and take advantage of what this beautiful island has to offer.

Chateaux Estates are pleased to offer `La Carriere` to the local market. A 2 bedroom detached bungalow situated in arguably the most picturesque part of St Martins parish, Calais. The property is habitable although the new owners may wish to upgrade the current building or extend (subject to the usual planning process). In this fabulous location La Carriere is nestled into a former quarry area in the Calais Valley, which is extremely sheltered and has lovely open country views across the lane over the adjoining properties and with cliff walks right on your door step providing access to Fermain and Bec du Nez would be an ideal position for people who love walking this area, a favourite with dog lovers. The current accommodation comprises of 2/3 bedrooms, lounge/diner, kitchen, study/bedroom 3, conservatory, utility porch, wash room, cloakroom and bathroom. To the rear is a large shed/workshop and garden shed together with the garden. To fully appreciate this opportunity of purchasing a property in such a location a site visit is highly recommended, call Chateaux today to book an appointment.



**SERVICES:** Electric: Mains, Gas: Unknown, Water: Mains, Sewerage: Cesspit Drainage, Telephone: Unknown, Broadband: Fibre.

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

**LISTED APPLIANCES:** Oil fired AGA, Hotpoint washing machine and Hotpoint dishwasher.

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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