



# The Rectory

Rue de la Lande, Castel, GY5 7EJ

A superb 19th century detached home in an elevated position with beautiful rural views towards the West coast.

This grand 4 bedroom, 3 story rectory was built in the 1800's and exudes historical charm and craftsmanship. The Rectory's imposing façade is adorned with four striking granite chimney stacks, showcasing the beauty of the local pink granite. Quoins accentuate each corner, while the windows are framed by dressed and chamfered surrounds, reflecting the artistry of local stone mason Daniel De Putron whose craftsmanship also graces the neighbouring St Matthew's Church. Ample parking complements this family home making it as practical as it is grand and although in need of some modernisation, this property is an opportunity to own a piece of architectural heritage.

School catchment: Castel Primary School / Les Beaucamps High School

## £1,850,000

LOCAL MARKET

SOLE AGENT

### Key facts



- Substantial listed detached home
- High ceilings and large reception rooms
- Excellent west coast views
- Ample parking and garden
- Featured in Trevor Cooper's book 'Mansion, Manor and Merchant Houses'

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GUERNSEY'S ESTATE AGENT

















## GROUND FLOOR

Entrance lobby

Entrance hall

Lounge

17'6 x 16'9 (5.3m x 5.1m)

Dining room

16' x 12'6 (4.9m x 3.8m)

Kitchen

17' x 13'6 (5.2m x 4.1m)

### APPLIANCES

- Oil fired Aga
- Neff gas hob
- Oven
- Dishwasher
- Undercounter fridge and freezer

Inner hall

Utility

13'6 x 10' (4.1m x 3.1m)

### APPLIANCES

- Beko washing machine
- Bosch tumble dryer and oil fired boiler

Store

17'8 x 10' (5.4m x 3.1m)

Study

13' x 10' (4m x 3.1m)

## First Floor

Bedroom 1

17'7 x 16'9 (5.3m x 5.1m)

Bedroom 2

15'6 x 11'3 (4.7m x 3.4m)

Bathroom

Bedroom 3

16' x 13'3 (4.9m x 4.1m)

Bedroom 4

12'8 x 11' (3.9m x 3.4m)

Jack & Jill shower room

## SECOND FLOOR

Attic rooms providing excellent and extensive storage

## EXTERIOR

To the front is a lawned garden bound by hedging and granite walls with views across to Vazon and Richmond. A gravel driveway leading to parking to the side with space for several cars. To the opposite side is an enclosed private patio. To the rear, a large garden predominantly laid to lawn bound by granite walls and hedging, with patio, outbuilding for storage and a small greenhouse.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, cesspit drainage, oil fired central heating, single glazed wooden windows with secondary glazing.

**Finding the property:** From Vazon coast road, turn right onto the Guet, the Rectory is on the left just after the community centre and before the church.

**Perry's ref:** 24 D1

**what3words:** actual.computer.copycat

**TRP:** 593

Please note: there is a WC which can be accessed from outside which is for use of parishioners of the church.

## CONTACT OUR LOCAL MARKET TEAM



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