



Le Murier Cottage

£575,000

Le Murier, St Sampson, GY2 4HQ

LOCAL MARKET

JOINT AGENT

Set within the convenient parish of St Sampson, this charming period cottage presents a wonderful opportunity to create a truly special home.

Rich in character throughout, the ground floor accommodation comprises a bathroom, kitchen/diner, a cosy living room with log burner, and a double bedroom, while the first floor offers two further bedrooms enjoying pleasant views.

The cottage is complemented by a detached dower unit, already constructed with windows, doors and a balcony, and awaiting internal completion. Ideal for those looking for flexible extra space, this provides a fantastic opportunity to create a bespoke area tailored entirely to personal requirements.

Although in need of modernisation, the cottage provides huge potential. Externally, the property further benefits from ample parking

School catchment: Vale Primary School / St Sampson's High School

Key facts



- 3 bed cottage with detached 1 bed dower
- Parking and courtyard gardens
- Convenient location near to The Bridge & Admiral Park
- Requiring renovation
- Super opportunity to put own stamp on the property

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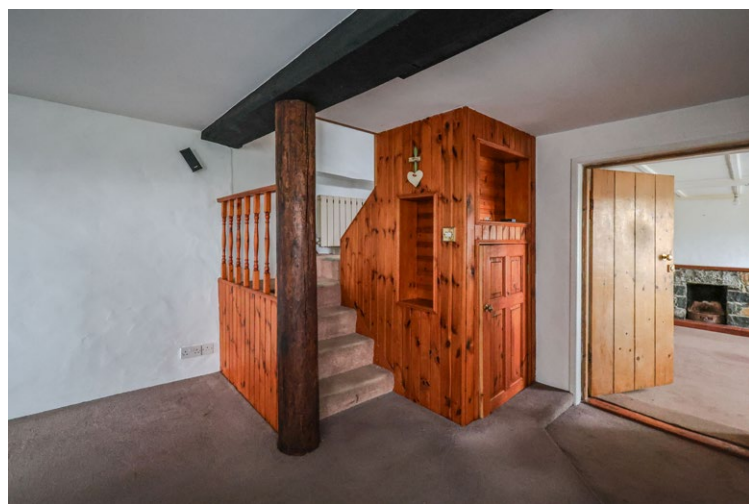


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GUERNSEY'S ESTATE AGENT



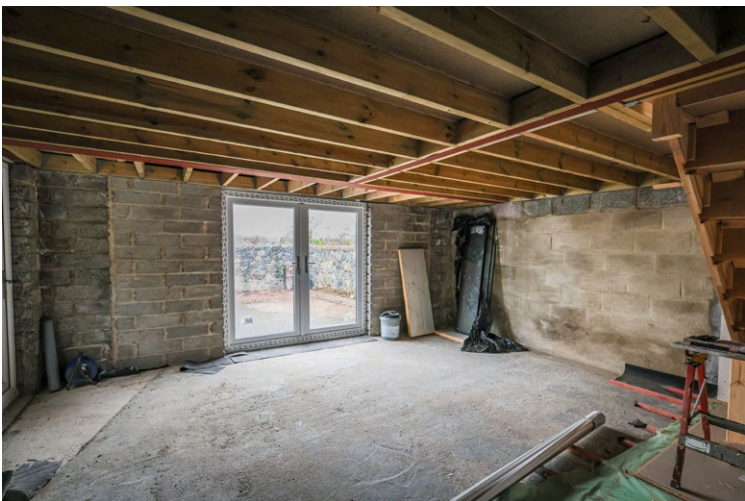












Ground Floor – Cottage

Lounge

14'2 x 12'2 (4.3m x 3.7m)

Bedroom 3

14'2 x 12'10 (4.3m x 4m)

Rear hall

7'4 x 3'9 (2.2m x 1.1m)

Bathroom

8' x 6' (2.4m x 1.8m)

Kitchen/diner

12'3 x 9'11 (3.7m x 3m)

Ground Floor – Dower

17' x 15' (5.2m x 4.6m)

First floor – Cottage

Landing

6' x 5'7 (1.8m x 1.7m)

Bedroom 1

14'11 x 12' (4.6m x 3.7m)

Bedroom 2

10'8 x 10'3 (3.3m x 3.1m)

First Floor – Dower

17' x 15' (5.2m x 4.6m)

EXTERIOR

The property is approached off the road onto a driveway located to the side of the property which is laid to tarmac and provides parking for two large vehicles. To the rear is a lawned area off the dower unit along with a patio area and large workshop.

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

Services: Mains electricity and water, Mains drainage, part single glazing, part double glazing.

Perry's ref: 10 C4

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CONTACT OUR LOCAL MARKET TEAM



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