



La Soufleuresse

La Rue Du Hamel, Castel, GY5 7QJ

£1,250,000

LOCAL MARKET

This distinctive family home is positioned on an elevated site above Richmond Bay with panoramic views across the west coast.

Thoughtfully designed throughout, the flexible accommodation currently comprises a three bedroom main house together with a self-contained two bedroom wing – ideal for dependant relatives. The main house boasts an abundance of living space with conservatory, separate sitting room and open plan kitchen/lounge/diner.

Established gardens surround the property, with a sun terrace and deck positioned to enjoy the views, while ample parking and excellent storage complete the offering. With no onward chain, viewing is recommended to appreciate all on offer.

School catchment: Castel Primary / Les Beaucamps High

Key facts



- Elevated position
- Offering main house and wing
- Desirable location with stunning views
- 5 bedrooms in total
- Ample parking and sizeable garden

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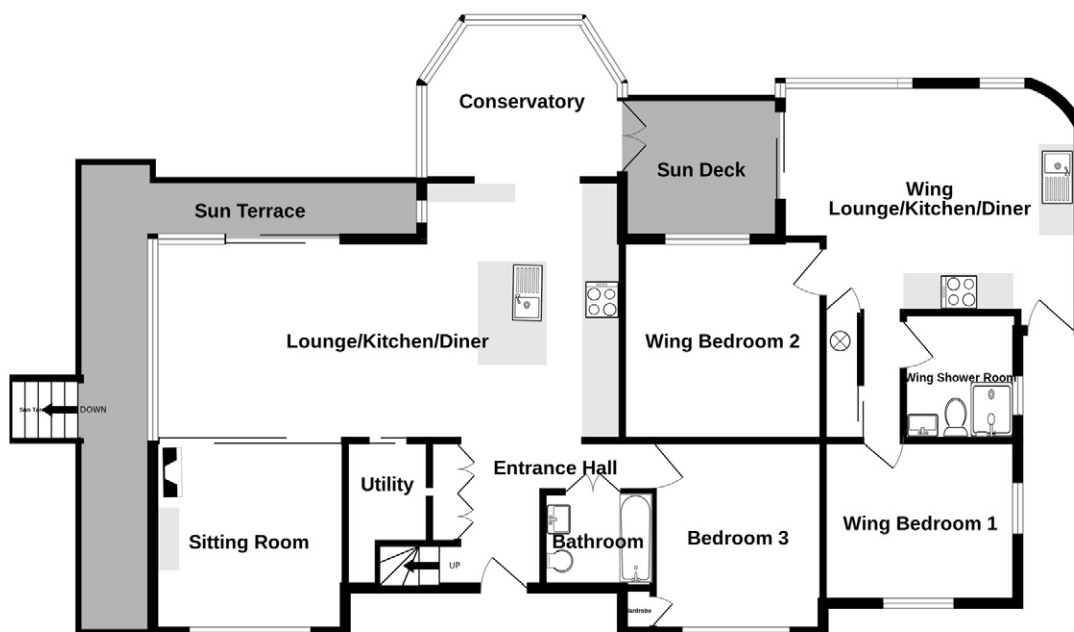




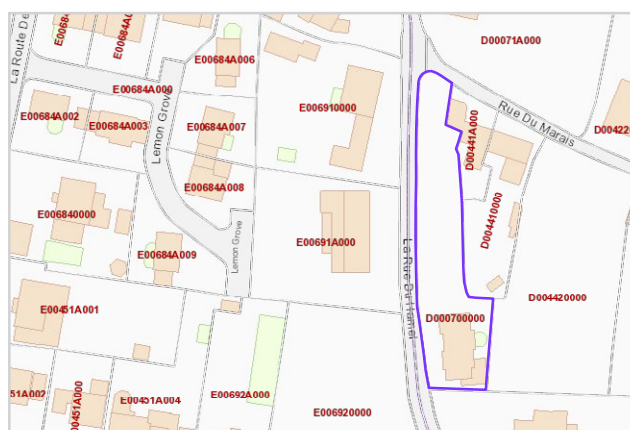
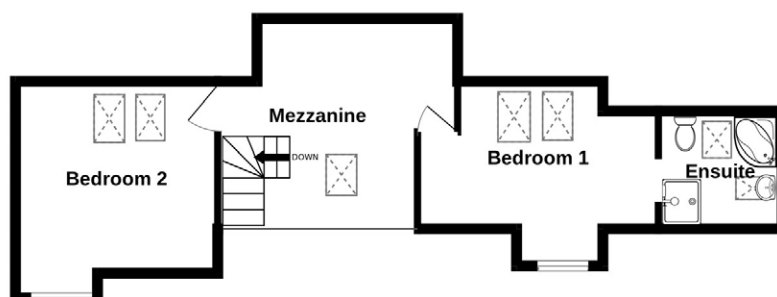


Floorplan

GROUND FLOOR



FIRST FLOOR



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Entrance Hall

14'2 x 7'9 (4.3m x 2.4m)

Bathroom

8'8 x 6' (2.7m x 1.8m)

Lounge / Kitchen / Diner

26'4 x 14'9 (8m x 4.5m)

APPLIANCES

- Hotpoint oven
- Hotpoint microwave
- Karineas hob
- Neff extractor
- Bosch fridge freezer
- Miele dishwasher

Conservatory

12'1" x 11'5" (3.7m x 3.5m)

Utility Room

9'11" x 5'4" (3.0m x 1.6m)

APPLIANCES

- Samsung washing machine

Sitting Room

12'3 x 11'7 (12.3m x 3.6m)

Bedroom 3

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

FIRST FLOOR

Mezzanine

11'11" x 6'8" (3.6m x 2.0m)

Bedroom 2

12'3 x 11' (3.7m x 3.4m)

Bedroom 1

19'3 x 11'9 (5.9m x 3.6m)

Ensuite Bathroom

9'3" x 6'6 (2.8m x 2m)

WING

Lounge / Kitchen / Diner

19'0" x 17'2" (5.8m x 5.2m)

APPLIANCES

- Zanussi oven
- Hotpoint hob
- Gionien extractor
- Bosch slimline dishwasher
- Bosch fridge freezer
- Bosch washing machine

Bedroom 2

12'1" x 11'10" (3.7m x 3.6m)

Bedroom 1

11'1" x 9'10" (3.4m x 3.0m)

Shower Room

7'4" x 4'11" (2.2m x 1.5m)

EXTERIOR

The property is approached off the road onto a brick paved parking area. There is a wooden deck leading from the main living area with steps down to the gardens which are mainly lawned and provide a great for children and pets. There is a separate sun terrace which can also be accessed from the wing to provide it's own outdoor area. Two large basement rooms provide ample storage.

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

Services: Mains electricity and water, cesspit drainage, Electric central heating, solar panels and Tesla battery, uPVC double glazing.

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