



SOLE  
AGENT

## La Laiterie

Hubits de Bas | St Martin | GY4 6SB

This detached cottage is offered to the market in need of renovation but offers fantastic potential to create a stunning home in a hugely desirable area. La Laiterie is located in a quiet lane with both Fermain Beach and the St Martins Village in easy walking distance. Accommodation comprises kitchen/diner, lounge, three bedrooms a shower room and a WC. The property benefits from a large attic room which could easily become another double bedroom with the relevant internal alterations. To the side of the property is a south-facing garden which sits at first floor level of the house and is accessed via stone steps from a small ground floor patio. The garden is predominantly laid to lawn with mature bushes and fruit trees.

3 BEDROOMS

1 BATHROOM

1 RECEPTION

**£470,000**

ESTATE AGENTS & PROPERTY MANAGERS

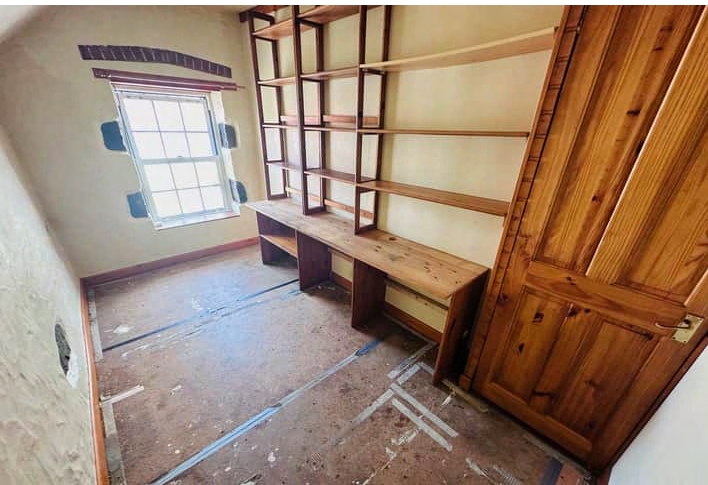
Shields  
& Rutland

OPENING DOORS SINCE 1993

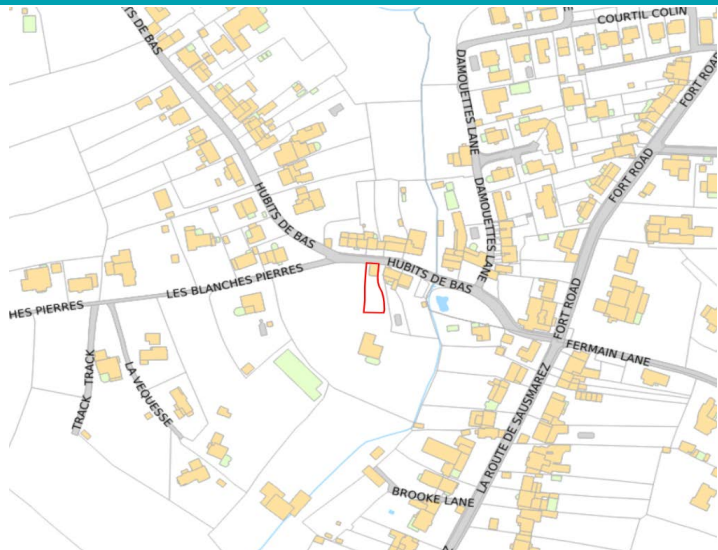
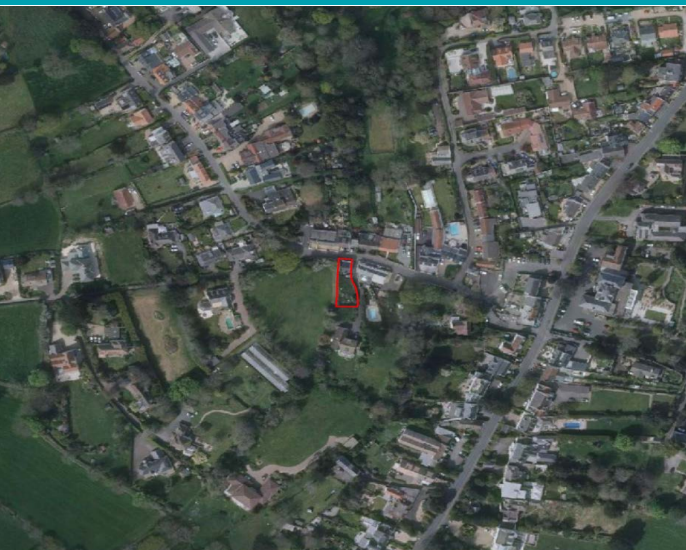
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Kitchen/Diner

4.96m x 3.92m (16' 3" x 12' 10")

## Lounge

4.76m x 3.21m (15' 7" x 10' 6")

## First Floor Landing

3.81m x 1.81m (12' 6" x 5' 11")

## Bedroom 1

3.37m x 3.14m (11' 1" x 10' 4")

## Bedroom 2

3.81m x 2.07m (12' 6" x 6' 9")

## Bedroom 3

3.09m x 1.76m (10' 2" x 5' 9")

## Shower Room

2.44m x 1.55m (8' 0" x 5' 1")

## WC

1.72m x 1.50m (5' 8" x 4' 11")

## Attic Room

4.73m x 3.60m (15' 6" x 11' 10")

## Garden

To the side of the property is a south-facing garden which sits at first floor level of the house and is accessed via stone steps from a small ground floor patio. The garden is predominantly laid to lawn with mature bushes and fruit trees.

## PRICE INCLUDES

Flooring where fitted

## SPECIAL FEATURES

- Desirable location
- Detached cottage
- Huge potential
- Large attic

## SERVICES

Mains water, electricity and drainage.

## APPLIANCES INCLUDED

N/A

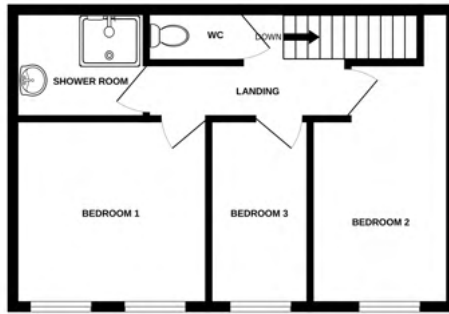
## SCHOOL CATCHMENT

St Martins Primary School  
and Les Beaucamps High School

GROUND FLOOR



1ST FLOOR



2ND FLOOR



LA LAITERIE

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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