

SOLE AGENT

## Firkin

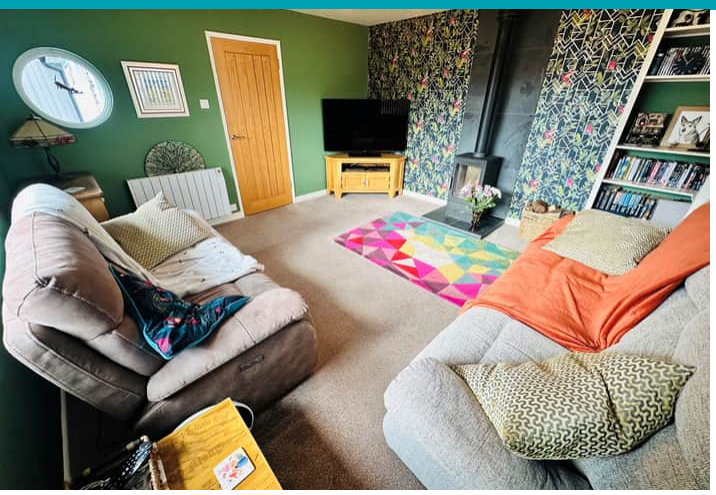
### Maison Au Compte, Vale | GY35HE

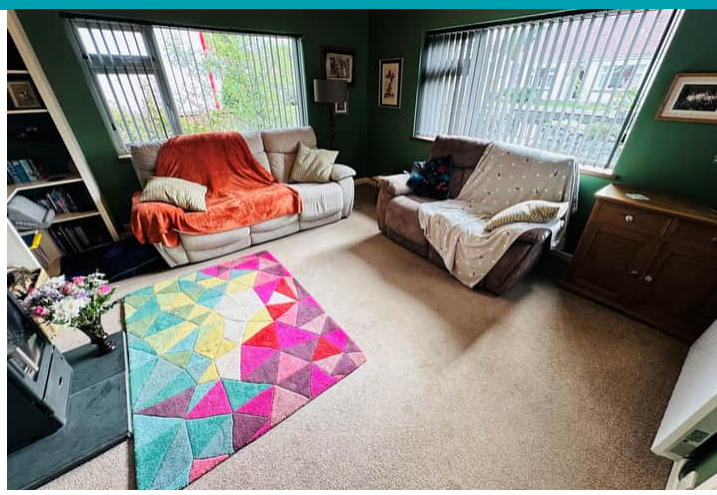
This spacious bungalow has been recently upgraded by the current owners and is offered to the market in excellent condition. The property is located in a convenient location in the North of the island, with quiet lanes on your doorstep and both The Bridge and L'ancresse Beach nearby. This family home also boasts a recently constructed one-bedroom wing which has a private entrance and it's own garden area. Accommodation in the main house comprises a large kitchen/diner/family room, lounge, three bedrooms, a bathroom and an en-suite WC. The rear garden has been beautifully landscaped and divided into a lawned area, a raised patio and a private BBQ space all of which are bordered with mature shrubs and bushes. The real bonus is a detached outbuilding which has both a party room and a workshop, complete with a WC and a kitchenette. The driveway to the side of the property provides parking for a number of vehicles.

- 4 BEDROOMS
- 2 BATHROOMS
- 3 RECEPTIONS

**£1,250,000**

# PHOTOS









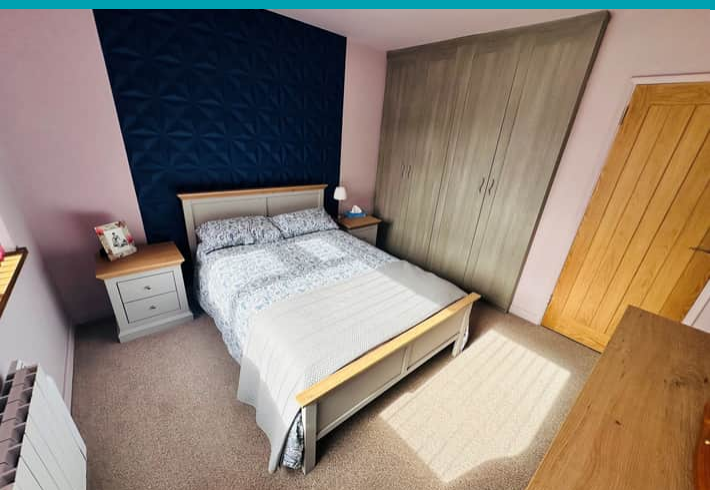








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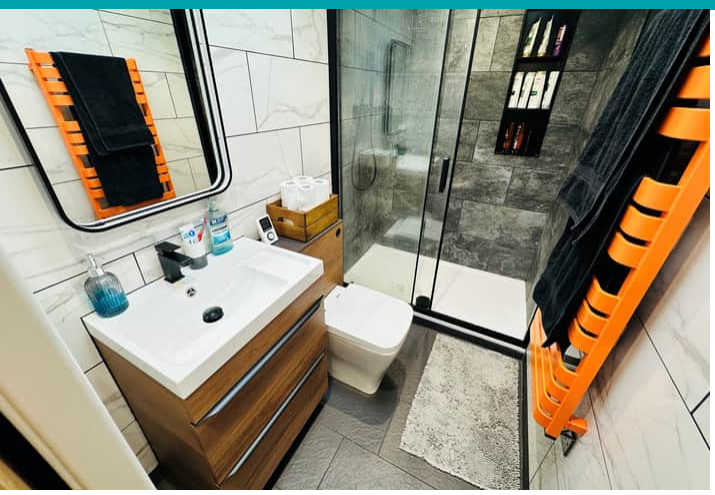


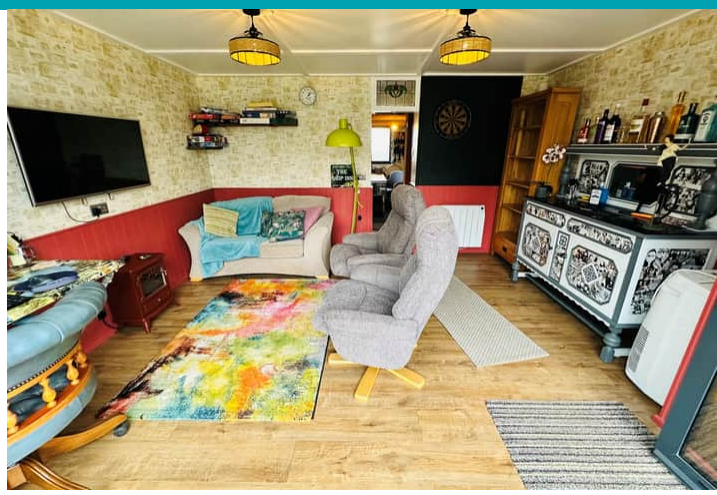






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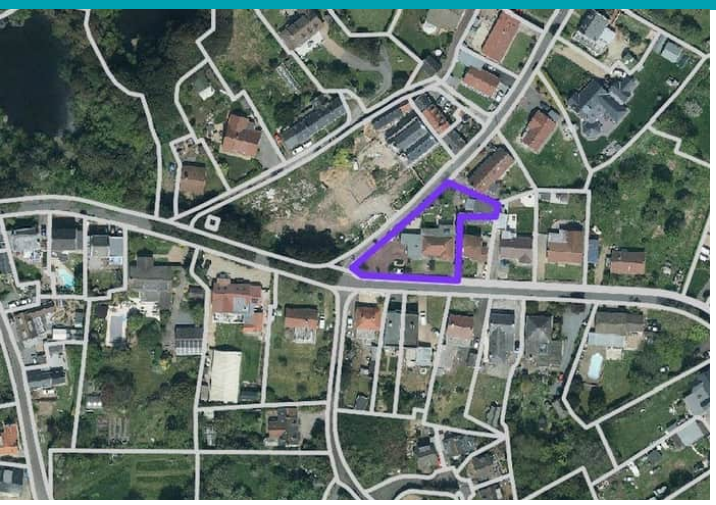


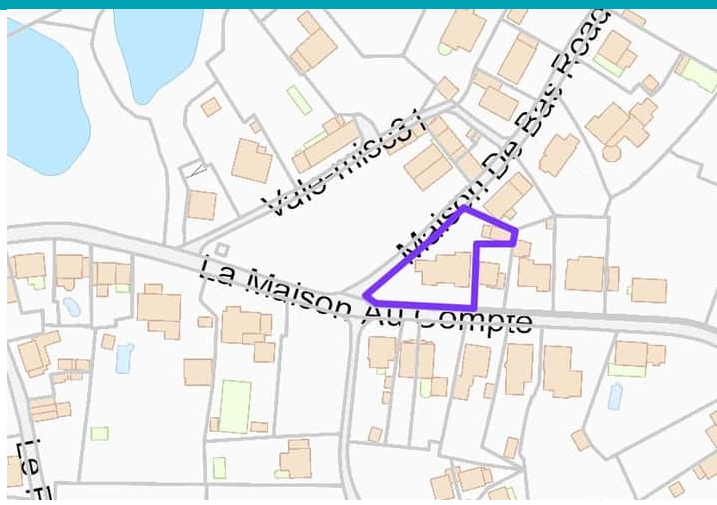






# SPECIFICATIONS






**Entrance Hall**
4.94m x 3.94m (16' 2" x 12' 11")

**Lounge**
4.20m x 4.18m (13' 9" x 13' 9")

**Kitchen**
4.20m x 3.0m (13' 9" x 9' 10")

**Diner/Living Area**
5.23m x 4.21m (17' 2" x 13' 10")

**Pantry/Utility**
1.85m x 0.85m (6' 1" x 2' 9")

**Bedroom 1**
4.8m x 3.38m (15' 9" x 11' 1")

**En-Suite WC**
1.95m x 0.83m (6' 5" x 2' 9")

**Bedroom 2**
3.32m x 3.25m (10' 11" x 10' 8")

**Bedroom 3**
3.34m x 2.10m (10' 11" x 6' 11")

**Bathroom**
4.70m x 2.39m (15' 5" x 7' 10")

**Wing - Kitchen**
3.42m x 2.84m (11' 3" x 9' 4")

**Wing - Lounge**
4.44m x 3.43m (14' 7" x 11' 3")

**Wing - Office Area**
2.02m x 1.34m (6' 8" x 4' 5")

**Wing - Shower Room**
2.41m x 1.37m (7' 11" x 4' 6")

**Wing - Bedroom**
4.48m x 3.05m (14' 8" x 10' 0")

**Outbuilding - Bar/Sunroom**
4.20m x 3.53m (13' 9" x 11' 7")

**Outbuilding - Hall**
1.20m x 0.87m (3' 11" x 2' 10")

**Outbuilding - Kitchenette**
1.67m x 1.5m (5' 6" x 4' 11")

**Outbuilding - WC**
1.33m x 0.90m (4' 4" x 2' 11")

**Outbuilding Workshop/Hobby Room**
4.27m x 2.90m (14' 0" x 9' 6")

**Garden**
Both front and rear gardens are low maintenance. The rear garden has been beautifully landscaped and divided into a lawned area, a raised patio and a private BBQ space all of which are bordered with mature shrubs and bushes. The wing benefits from its own gated, private gravel patio.

**Parking**
The large driveway to the side of the property provided parking for a number of vehicles.

## PRICE INCLUDES
Curtains, carpets and light fittings

## SPECIAL FEATURES
- Recently upgraded
- Spacious accommodation
- Multi fuel burning stove
- Outbuilding/bar/workshop
- Abundance of parking

## SERVICES
Mains water and electricity.
Cesspit drainage.

## APPLIANCES INCLUDED
Hotpoint fridge/freezer

AEG double oven

Goodhome microwave

Beko dishwasher

Neff hob

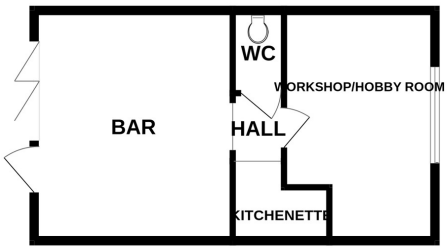
Washing Machine

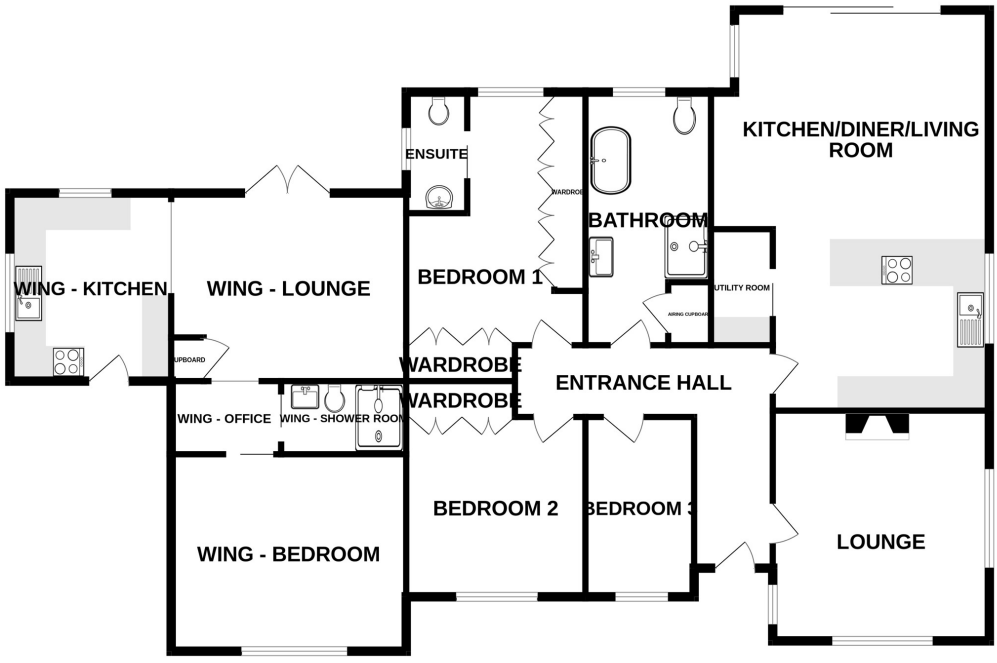
## SCHOOL CATCHMENT
Vale Primary School

St Sampson High School

# FLOORPLAN

## GROUND FLOOR




FIRKIN

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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OPENING DOORS SINCE 1993