



Nantucket

Rue De La Villiaze, Forest, Guernsey, GY8 0HQ



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LOCAL MARKET

£2,500,000

This stunning thatched roof farmhouse has been comprehensively renovated and extended by the current owners, with the result being a home that oozes character and charm within a modern framework and highly flexible accommodation throughout. The main house offers four double bedrooms along with a number of reception rooms and a superb oak framed extension which houses the extensive kitchen / dining / family area. Attached to one side is a completely self contained two bedroom cottage which could easily form part of the main house if extra space were required but alternatively offers that multi-generational living that many buyers seek these days. Externally, there is significant parking for both units, lovely gardens on three side, including a swim / spa and jacuzzi, and numerous outbuildings and car ports, providing excellent storage space or workshops. A quite stunning, immaculately presented family home.









Self Contained Wing







Stunning farmhouse with self contained two
bedroom cottage

Comprehensively renovated and extended

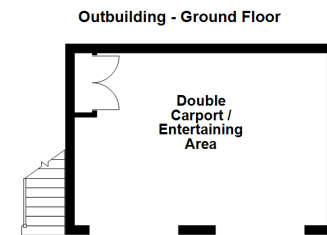
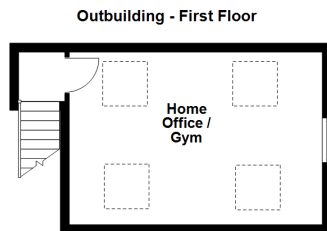
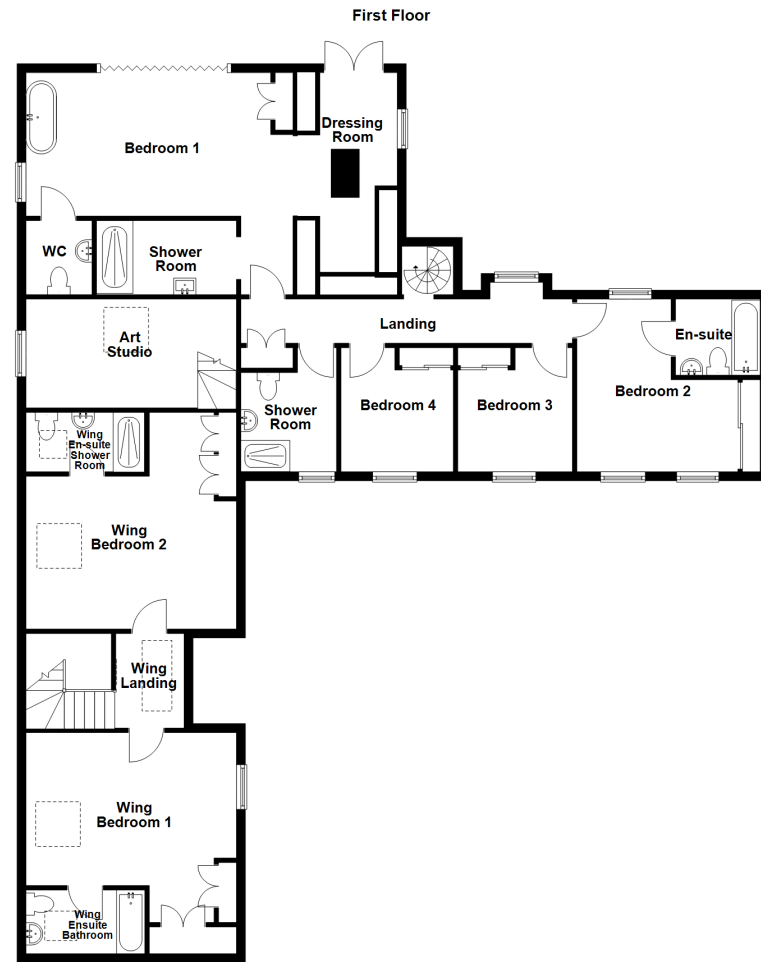
Main house offers four bedrooms
Superb entertaining and family areas

Could be one large family home
Gardens on three sides with substantial parking

Numerous car ports, outbuildings and workshops
Superb location with Forest

Quite breathtaking and substantial family home





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

18'3" x 10'9" (5.56m x 3.28m)
Wooden part glazed door to front with fixed glazed side screens. Open aspect into Kitchen/ Dining/ Family Area. Tiled floor. Two large double door cloaks cupboards. Exposed granite wall. Aspect into illuminated sunken granite well, with glass cover.

Kitchen

20'1" x 15'3" (6.12m x 4.65m)
A superb space boasting a comprehensive range of solid wood base and wall units with granite work surfaces over. Matching central island work unit with granite work top incorporating breakfast bar area for four people together with a 1½ bowl, single drainer sink. Tiled floor. Window to side. Opening into...

Family / Dining Room

31'8" x 12'8" (9.65m x 3.86m)
A superb oak framed extension with comprehensive run of glazing on all sides and two sets of bi-fold doors, providing an outlook over and giving access out onto the adjacent garden and terrace. Large central rooflight. Raised log effect gas fire. Tiled floor.

Sitting Room

25' x 15'9" (7.62m x 4.8m)
A superb room laid to wood flooring and boasting two windows along with a uPVC half glazed door to side. Substantial inglenook fireplace with stone hearth, exposed granite work and cast iron multi-fuel stone inset. Attractive tourelle staircase to First Floor. Window to rear. Low height storage with open shelving over.

Snug / Office

15'5" x 11'6" (4.7m x 3.5m)
A lovely room, again laid to wood flooring, with windows on two sides. Cast iron multi-fuel stove set on stone hearth with

wooden mantle over. Fitted bookcases incorporating low height storage. Two sets of double cupboards.

Inner Hall

11'4" (3.45) x 3'7" (1.08) average
Wood flooring. Large double door shelved airing cupboard. Staircase to First Floor area currently used as an Art Studio.

Separate WC

7'7" x 4'2" (2.3m x 1.27m)
Smart two piece white suite of wash hand basin set in vanity units with storage cupboard below and concealed low flush wc. Tiled floor. Walls panelled to dado rail height.

Utility Room

11'6" x 8' (3.5m x 2.44m)
Run of solid wood wall and base units with marble work surfaces over incorporating Belfast sink. Three airing cupboards incorporating immersion heaters and further storage cupboard incorporating controls for solar panels and electrics. Tiled floor. Integral door to Wing.

FIRST FLOOR

Art Studio

16'8" x 10'10" (5.08m x 3.3m)
Wood flooring. Gable window to side and further velux window.

FIRST FLOOR

Half Landing

3'7" x 3'5" (1.1m x 1.04m)
Wood flooring. Four steps to Main Landing in one direction and four steps to...

Secondary Landing

8'10" x 3'1" (2.7m x 0.94m)
Window to front.

Bedroom 4

12'10" x 10'6" (3.9m x 3.2m)
Four door run of wardrobes. Window to rear.

Bedroom 2

16' x 13'1" max (4.88m x 4m max)
Solid wood flooring. Windows to front and rear. Fitted substantial bookcase / display area.

Ensuite Bathroom

6'7" x 4'11" (2m x 1.5m)
Stylish three piece white suite of bath with shower over, circular wash hand basin set on vanity unit with open storage below and concealed low flush wc. Fully tiled walls and floor.

Main Landing

11'3" x 3'2" (3.43m x 0.97m)
Airing cupboard incorporating slatted shelving.

Bedroom 3

12'10" x 10'6" (3.9m x 3.2m)
Window to rear. Four door run of fitted wardrobes.

Shower Room

10'9" x 6'6" (3.28m x 1.98m)
Stylish three piece white suite of shower cubicle, large wash hand basin set on vanity units with open storage below, and concealed low flush wc. Tiled floor. Walls tiled to dado rail height. Window to rear.

Bedroom 1

Comprising...

Bedroom

20'7" x 11'2" (6.27m x 3.4m)
A superb oak frame extension boasting double height roof space and a run of bi-fold glazing providing an outlook over adjacent agricultural land. Freestanding copper roll-top bath. Wood flooring. Window to side. Fitted double wardrobe.

Dressing Room

16'1" x 11'8" (4.9m x 3.56m)
A substantial space fitted with a comprehensive run of open hanging and shelving with double height roof space, exposed oak A-frame and a pair of windows providing an

attractive aspect over adjacent agricultural land. Wood flooring. Fitted dressing table. Window to side. Central island unit incorporating run of drawers with granite worktop over.

Shower Room

12' x 4'10" (3.66m x 1.47m)
Stylish suite of walk-in shower area and large twin wash hand basin. Tiled walls and floor.

Separate WC

4'9" x 4'4" (1.45m x 1.32m)
Two piece white suite of wall mounted wash hand basin set in vanity unit with storage cupboard below and wc.

Attached to one side of the main house and enjoying its own entrance, gardens and parking area is a...

SELF CONTAINED WING

Comprising...

Sitting Room

20'10" x 15'6" (6.35m x 4.72m)
Tiled floor. Cast iron multi-fuel stove set on raised granite cobbled hearth. Windows to either side with wooden door leading onto gardens. Opening into...

Kitchen / Dining Room

23'8" x 15'5" (7.21m x 4.7m)
Wooden glazed door to side with windows to either side. Tiled floor. Comprehensive run of medium oak base and wall units with granite work surfaces over incorporating 1½ bowl, single drainer sink. Central island work unit with matching worktop and breakfast bar area providing seating for three people. Window overlooking garden. Tiled splashbacks. Staircase to First Floor. Space for dining table with double height open aspect. Opening into...

Utility Room

12'3" x 5'9" (3.73m x 1.75m)
Fitted with a run of light wood base and wall units. Tiled Floor.

Separate WC

5'9" x 2'9" (1.75m x 0.84m)
Fitted with a two piece white suite of wall mounted wash hand basin and concealed low flush wc. Tiled floor. Walls tiled to dado rail height.

FIRST FLOOR

Landing

9'1" x 4' (2.77m x 1.22m)
Glass walkway with glass balustrade. Open aspect to dining area below. Triple velux windows on both sides. Vaulted ceiling.

Bedroom 2

14'1" x 13'5" (4.3m x 4.1m)
Window overlooking garden. Velux window. Vaulted ceiling with exposed oak A-frame.

Dressing Area

6'6" x 2'9" (1.98m x 0.84m)
Sliding door run of low height wardrobes.

Ensuite Shower Room

8'2" x 5'10" (2.5m x 1.78m)
Three piece suite of walk-in shower area, wash hand basin set in vanity unit with storage below and concealed low flush wc. Fully tiled walls and floor. Vaulted ceiling with exposed A-frame. Guernsey rooflight to side.

Bedroom 1

14'8" x 14'2" (4.47m x 4.32m)
Window overlooking garden. Guernsey rooflight. Vaulted ceiling with exposed oak A-frame.

Dressing Area

4'11" x 2'10" (1.5m x 0.86m)
Six door run of low height wardrobes.

Ensuite Bathroom

8'3" x 5'11" (2.51m x 1.8m)
Three piece white suite of bath

with shower over, moulded wash hand basin set in vanity unit with storage below and concealed low flush wc. Fully tiled floor. Walls tiled to dado rail height. Gable window overlooking the garden. Guernsey rooflight.

OUTSIDE

The main house of 'Nantucket' is approached over a brick paved driveway which leads through a pair of wooden electrically operated gates onto a substantial parking and turning area in front of the house. To one side of the driveway is a...

Double Carport / Entertaining Area

Comprising...

Ground Floor

18'2" x 18' (5.54m x 5.49m)
Of oak frame construction with open carports to front. This room is currently used as an entertaining area and as such has a raised timber floor with fitted cupboards to one corner.

First Floor Home Office / Gym

17'7" x 14'5" (5.36m x 4.4m)
Accessed via an external staircase and with velux windows on two sides along with additional gable window. Wooden half glazed door to side.

Alongside of the parking area are further outbuildings comprising...

Store Room / Additional Carport

18'3" x 12'10" (5.56m x 3.9m)
Two pairs of wooden double doors to front. Granite paved floor. Comprehensive run of open fitted shelving.

Workshop 1

12'8" x 10'2" (3.86m x 3.1m)
Wooden stable door to front.

Side

A pedestrian gate to one side

of the driveway gives access through a pedestrian gate onto a granite sett pathway which leads down the side of the main house. To one side are raised plated beds along with a...

Workshop 2

10'6" x 9'2" (3.2m x 2.8m)
Wooden stable door to front with window alongside.

Courtyard Garden

A lawned courtyard style garden sits alongside of the main house and wing, with a granite sett pathway leading from the former to the latter. This area is bounded to the roadside by mature hedging, ensuring this area enjoys complete privacy. The aforementioned pathway leads onto the...

Wing Parking Area

Accessed from the roadside via a wooden five bar gate and leading onto a gravelled parking area providing space for four or more cars alongside of the wing. To one side is a vegetable garden along with aluminium single glazed domestic greenhouse.

Far Side

A continuation of the pathway leads to the front door of the wing and alongside of which is a timber built garden shed along with a decked seating area to one side of the front door.

Gardens of Main House

Wrapping around the Kitchen / Dining/ Family Area is a good size lawned garden along with an attractive granite paved patio which runs across the entire rear of the house. Bounded by mature hedging and an ornate granite wall on one side, the pathway culminates in a further paved patio area to one side of the main house and also incorporates an elevated Swim/ Spa and Jacuzzi. A pedestrian gate gives access to the gardens of the wing.

Appliances

Two Miele electric ovens, Miele steamer oven, Hotpoint microwave, Samsung American style fridge/freezer, Siemens induction hob, Miele stainless steel extractor fan, Miele dishwasher, Hotpoint washing machine, Miele tumble dryer. Wing: Neff electric oven, Neff combination oven/microwave, Neff induction hob, Neff stainless steel extractor fan, Bosch dishwasher, Hotpoint fridge with freezer compartment, stainless steel wine cooler, Hotpoint washing machine, Miele tumble dryer, LG low height freezer and LEC low height freezer.

TRP: 724

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Solar panels. Full electric wet underfloor heating.

Construction: Granite, totally renovated 5 years ago with metal frame internal skin with full DPC and insulation. Cavity extension, completed 12 years ago. Barn converted 15 years ago and lime rendered. Double glazed wooden windows. Wooden fascias and soffits. Thatched roof.

Price includes: Carpets, curtains, light fittings and appliances as listed.