

**SOLE
AGENT**



Driftwood Cottage

Bon Port, St. Martin's, GY4 6EW

 x2  x2 **TRP 122**

- Superb development opportunity
- Walking distance of local pubs and restaurants
- Stunning location in St Martins
- Scope to develop a truly exceptional home
- Wonderful sea and rural views
- Private garden and parking

£900,000

LOCAL MARKET

swoffers



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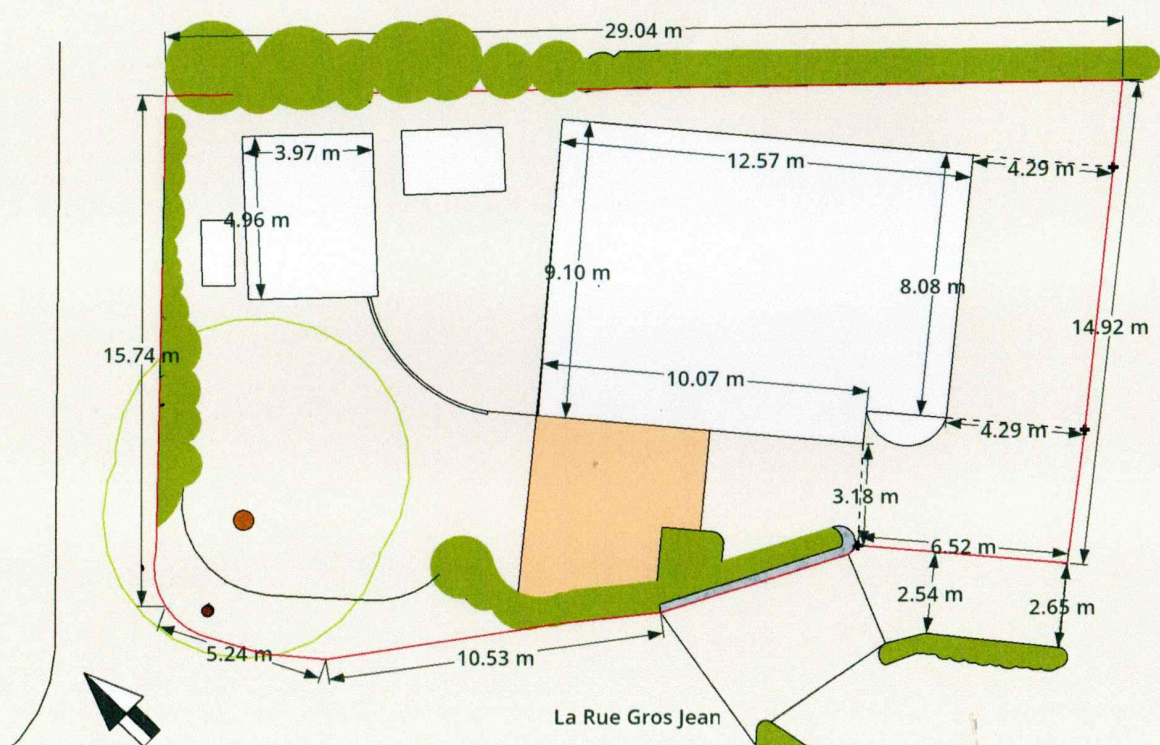
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





Driftwood Cottage Existing Site Plan



About Driftwood Cottage

A rare opportunity to purchase a development site in a stunning location in St Martins offering wonderful rural and sea views and within walking distance of popular local bars and restaurants. Preliminary enquires indicate there is scope to develop a new home in one of Guernsey's most sought after locations. The current property comprises a two bedroom detached timber frame dwelling as a result this is only suitable for cash buyers only. For more information contact Simon Martin or the local market team.

ACCOMMODATION COMPRISING

Kitchen

12'10" x 7'3" (3.9m x 2.2m)

Fitted with a range of wall and base units. Step up and 2.01m opening to...

Lounge / Dining Room

23'11" x 11'10" (7.3m x 3.6m)

Lean-to Utility Room

19'10" x 7'7" (6.05m x 2.3m)

Fitted with a base unit incorporating a 1½ bowl sink.

Inner Hallway

17'9" x 5'7" (5.4m x 1.7m)

Bathroom

9'10" x 7'9" (3m x 2.36m)

Bedroom

12'6" x 12'3" (3.8m x 3.73m)

Hall

6'2" x 5'11" (1.88m x 1.8m)

Bedroom 2

11'8" x 11'8" (3.56m x 3.56m)

Study / Dressing Room

12'6" x 7'1" (3.8m x 2.16m)

OUTSIDE

Front

The property is approached over a gravelled driveway of which the property has a right-of-way, this extends onto a parking area which has parking for up to three cars. At the front of the property there is a raised decked terrace with wonderful distant sea views this extends onto the garden which is laid to lawn and leads onto the workshop. There is a detached boiler house with gardener's W.C. and boiler room.

Workshop

13'2" x 12'9" (4.01m x 3.89m)

Appliances

Four ring ceramic hob, Future fridge/freezer.

TRP: 122

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage.

Construction: Timber frame.

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



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