



# Les Ruettes Cottage

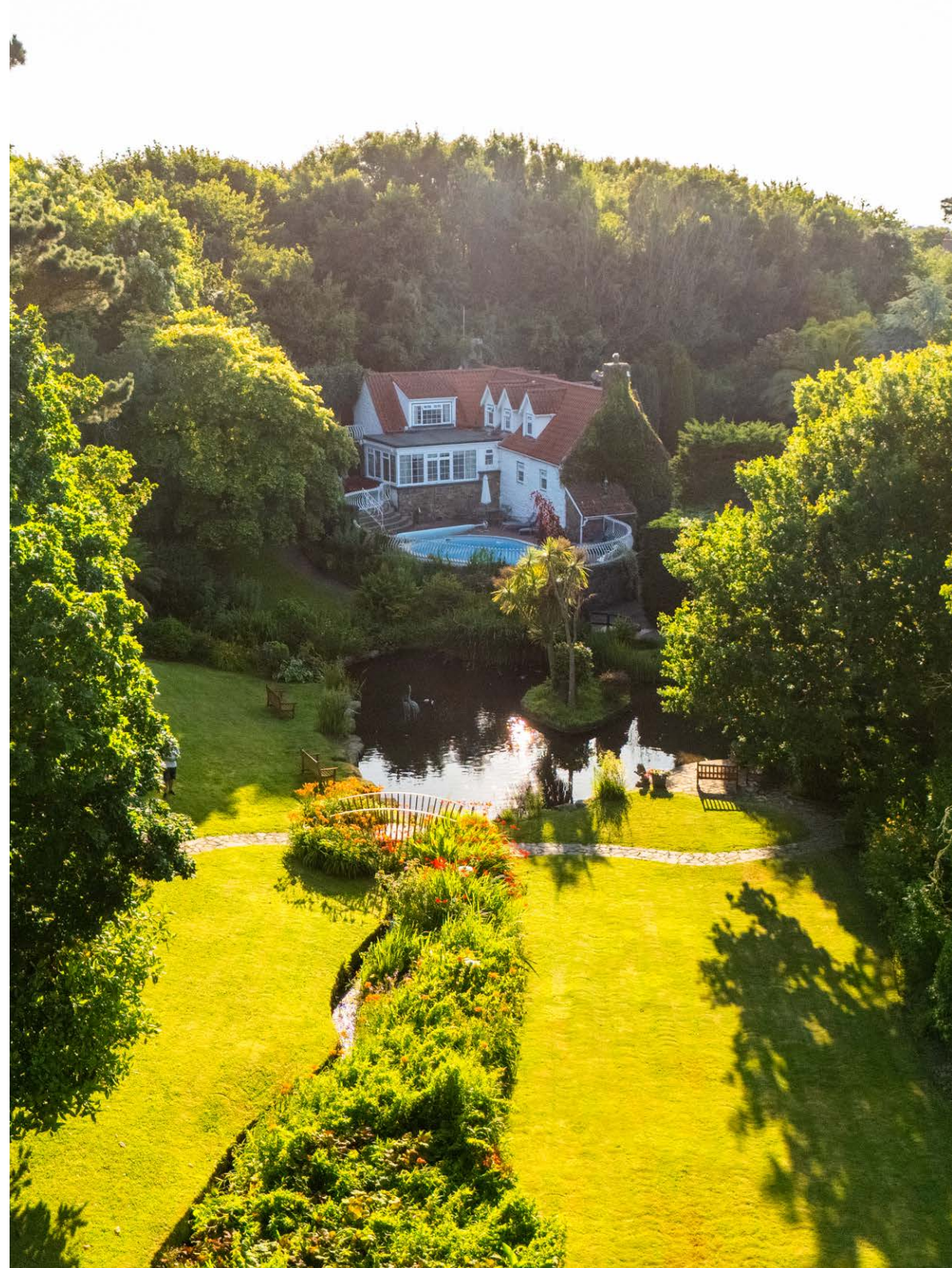
Rue Des Issues, St. Saviour's, GY7 9FS

Local Market

# Les Ruettes Cottage

£2,250,000

Les Ruettes Cottage is an idyllic and picturesque family home which enjoys total privacy and sits in the most scenic and attractive of surroundings. Approached through a pair of electric gates which lead onto a long sweeping driveway, the cottage itself provides up to four bedrooms and highly flexible reception space over three floors, providing room for all the family. Whilst the house is hugely charming in its own right, the undoubted highlight of the property are the two acres of heavily landscaped gardens which incorporate, amongst other things, a tennis court, heated swimming pool, lakes and extensive lawned areas boasting mature trees and shrubs throughout. This is a real iconic home in an incredibly private and scenic setting.







Outstanding family home in heart of St Saviours

Delightful character filled home offering up to four bedrooms

Spacious and highly flexible reception space. Scope to develop further

Award winning gardens extending to approximately two acres

Including illuminated tennis court, heated swimming pool and extensive landscaped gardens and lakes

Simply stunning combination of charming home and immaculate gardens





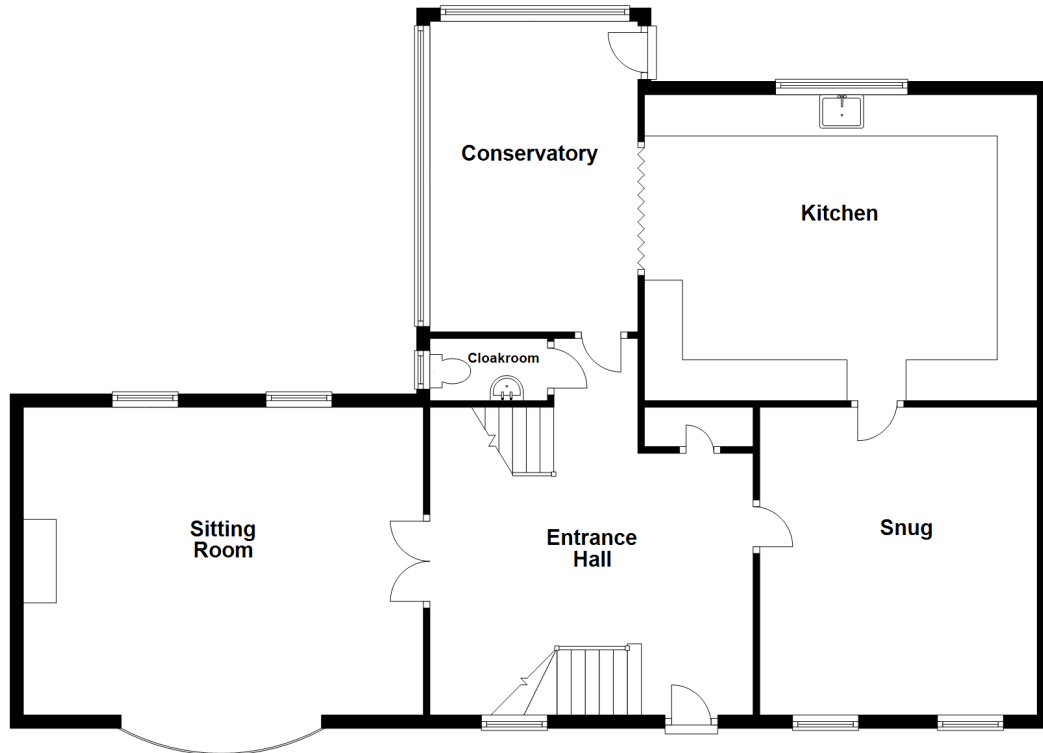




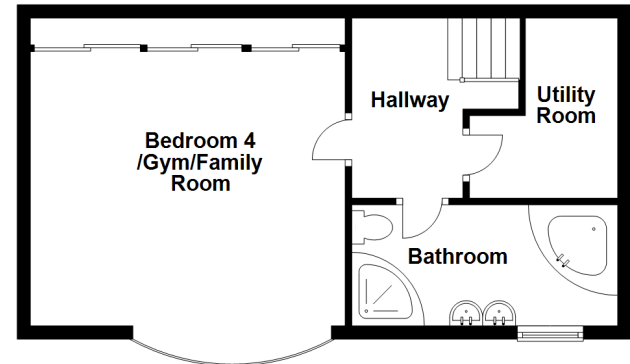




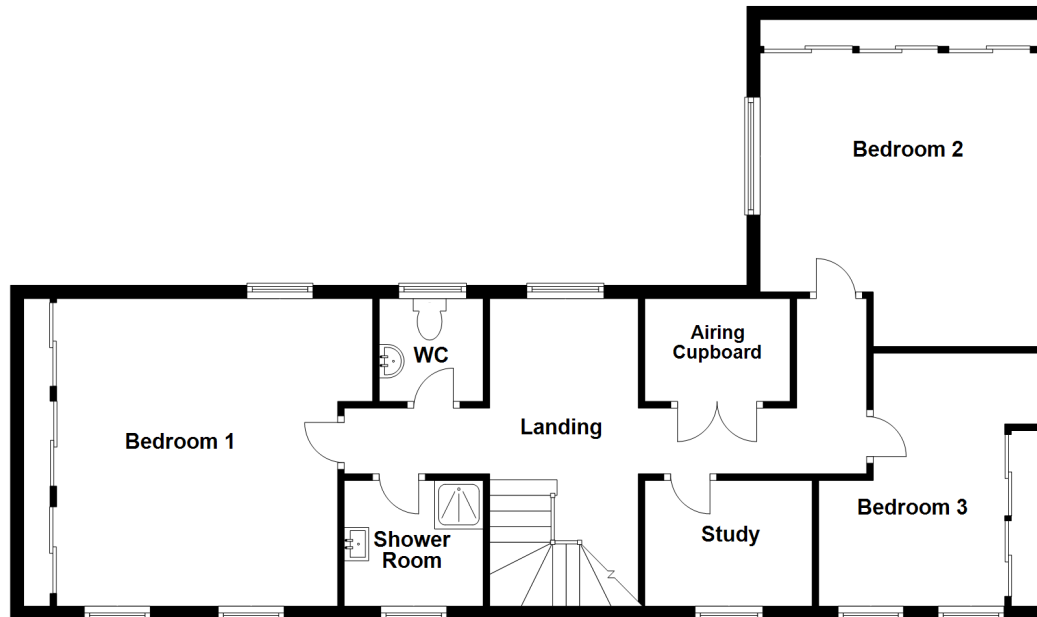
**Raised Ground Floor**



**Ground Floor**



**First Floor**



## ACCOMMODATION COMPRISING

### Entrance Hall

19'3" x 15'9" (5.87m x 4.8m)

A lovely large open space with wooden glazed door to front, solid wood staircase to First Floor and further staircase to Lower Ground Floor. Beamed ceiling. Window to front. Large cloaks cupboard measuring 5'6" x 5'2" and further open space suitable for a desk or similar.

### Sitting Room

21' x 15'4" (6.4m x 4.67m)

A character filled room, the focal point of which is a beautiful granite fireplace with matching corbels, inset and hearth. Beamed ceiling. Large bay window to front providing a panoramic aspect over the gardens and incorporating a spacious window seat. Two windows to rear. Fitted bookcases, display units and low height storage.

### Snug

15'10" x 13'10" (4.83m x 4.22m)

Run of fitted storage units and glazed display units. Two windows to front. Amtico flooring.

### Kitchen

14'5" x 13'10" (4.4m x 4.22m)

A comprehensive range of Poggenpohl medium oak units with Corian work surfaces over incorporating a 1½ bowl single drainer sink with waste disposal inset. Tiled splashbacks. Tiled floor. Central table providing space for eight people. Window to rear. Appliances include two Gaggenau ovens, Gaggenau microwave, Gaggenau hob with extractor over, Gaggenau deep fat fryer, Classic Insinkerator waste disposal compressor, Siemens 6' larder fridge, Hotpoint 6' freezer, Neff integral fridge, and Neff dishwasher.

### Conservatory

15'8" x 10'8" (4.78m x 3.25m)

A lovely room which offers a run of glass on two sides providing a panoramic aspect over the swimming pool and gardens beyond. Tiled floor. uPVC double glazed door to rear.

### Separate WC

5'3" x 3' (1.6m x 0.91m)

Two piece suite. Window to side.

### LOWER GROUND FLOOR

### Hallway

7' x 5'4" (2.13m x 1.63m)

Amtico flooring.

### Bedroom 4 / Gym / Family Room

17' x 13' (5.18m x 3.96m)

Incorporating a comprehensive run of fitted floor to ceiling storage cupboards. Pair of uPVC double glazed double doors to front with fixed side screens. Amtico flooring.

### Bathroom

15' x 6'5" (4.57m x 1.96m)

Five piece suite of corner shower cubicle, twin ended Jacuzzi bath, twin wash hand basins and low flush wc. High level window to front.

### Utility Room

9' (2.74) max & 6'7" (2) min x 6'10" (2.08) max & 3'8" (1.12) min L-shaped Incorporating double bowl stainless steel sink with storage below and further storage units above. Miele washing machine and Miele tumble dryer.

### FIRST FLOOR

### Landing

24'9" (7.54) x 2'8" (0.81) average

Airing cupboard incorporating immersion heater. Window to rear with recess in front providing space for desk.

### Shower Room

7'3" x 5'7" (2.2m x 1.7m)

Two piece suite of shower cubicle and wash hand basin set in vanity unit with storage below. Window to front.

### Separate WC 2

5' x 4'6" (1.52m x 1.37m)

Two piece suite. Window to rear.

### Bedroom 1

17' x 12'5" (5.18m x 3.78m)

A lovely room offering a comprehensive run of fitted wardrobes, low height storage units, dressing table and beside cabinets. Two windows to front and window to rear, all combining to provide a highly attractive outlook over the gardens.

### Study

9' x 6' (2.74m x 1.83m)

Fitted storage and desk. Window to front.

### Bedroom 3

14'7" x 13'8" (4.45m x 4.17m)

Comprehensive run of fitted wardrobes, low height storage and desk. Two windows to front.

### Bedroom 2

15'5" x 14' (4.7m x 4.27m)

A comprehensive run of fitted wardrobes and low height storage. Large window to rear providing panoramic aspect over the gardens.

### OUTSIDE

### Front

The property is approached through a pair of electrically operated gates which leads onto a sweeping driveway that runs up to the front of the property and provides a substantial parking and turning area.

### Gardens

The gardens are undoubtedly the highlight of this picturesque property. Surrounding the property, extensively landscaped and extending to over two acres the grounds incorporate a beautiful lake, tennis court, heated swimming pool and adjacent terraced seating area and extensive lawns boasting a variety of flowering shrubs and bushes together with numerous seating areas and an extensive variety of mature trees. As might be expected there are also a number of substantial outbuildings providing useful storage. The sheer delight of these award winning gardens cannot be understated and, coupled with the charm and warmth of the house, makes for a highly desirable home.

### Appliances

Two Gaggenau oven, panasonic microwave, Gaggenau hob with extractor over, Gaggenau deep fat fryer, Classic Insinkerator waste disposal compressor, Siemens 6' larder fridge, Miele 6' freezer, Neff integral fridge, Neff dishwasher, Miele washing machine and Miele tumble dryer.

**TRP:** 459 + 143 for Woodland

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and cesspit drainage. Oil fired central heating. Borehole water feeding an automatic irrigation system for garden. Heated swimming pool via same oil boiler.

**Construction:** Granite. uPVC double glazed windows. Wood fascias and soffits. Kitchen and Snug tanked.

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

**Price excludes:** Garden ornaments and statues.

swoffers



sales@swoffers.co.uk | 01481 711766

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