



Ricbourg

Les Grippios, Vale, Guernsey, GY3 5NS

£1,595,000

OPEN MARKET SOLE AGENT

Spacious family home | Up to five bedrooms | Wonderfully peaceful location
Short walk to Bordeaux harbour | Great potential to modernise and extend
Large south facing plot



swoffers



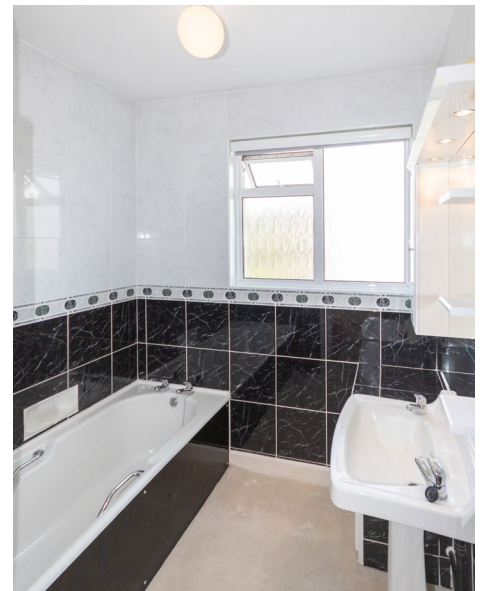
sales@swoffers.co.uk

01481 711766

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





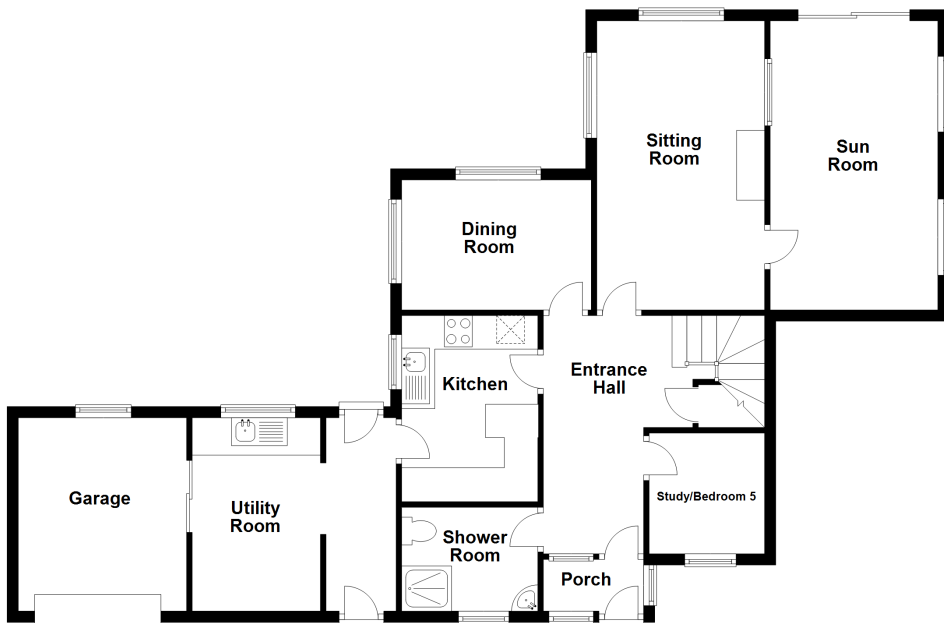




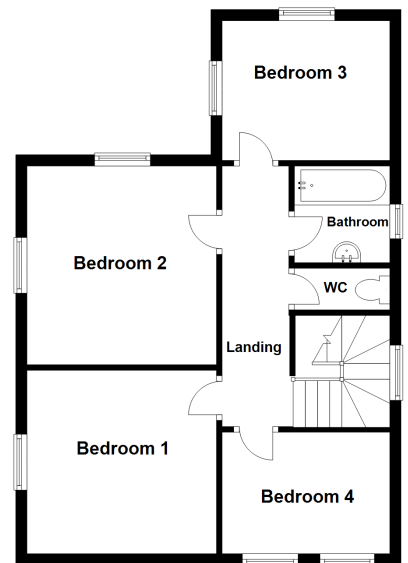




Ground Floor



First Floor



About Ricbourg

'Ricbourg' is a spacious family home set in a tranquil location close to Bordeaux harbour, the Bridge and amenities. The accommodation is spacious with the ground floor offering a sitting room, sun room, dining room, kitchen, utility, shower room and study/fifth bedroom. The first floor offers four bedrooms and a family bathroom plus a separate WC. The property has been well maintained but does offer the new owner good scope to modernise or extend the property to suit, subject to the necessary permissions. A real highlight of this property is the generous south facing plot. Viewing is highly recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

7'2" x 3'11" (2.18m x 1.2m)

Inner Hallway

15' x 13'9" (4.57m x 4.2m)

Study / Bedroom 5

Shower Room

9'5" x 5'5" (2.87m x 1.65m)

Kitchen

11'11" x 8'11" (3.63m x 2.72m)

Utility Room

9'2" x 8' (2.8m x 2.44m)

Dining Room

13' x 12'11" (3.96m x 3.94m)

Sitting Room

18'8" x 12'11" (5.7m x 3.94m)

Sun Room

15'10" x 9'9" (4.83m x 2.97m)

Single Garage

17'5" x 9' (5.3m x 2.74m)

FIRST FLOOR

Landing

13'11" x 5'9" (4.24m x 1.75m)

Bedroom 1

13' x 12'11" (3.96m x 3.94m)

Bedroom 2

12'9" x 12'7" (3.89m x 3.84m)

Bedroom 3

13' x 8'11" (3.96m x 2.72m)

Bedroom 4

13'4" x 6'11" (4.06m x 2.1m)

Bathroom

8'8" x 6'5" (2.64m x 1.96m)

Appliances

Neff cooker, Neff hob, Indesit dishwasher, Sanyo microwave, Hotpoint refrigerator, Hotpoint freezer, and Indesit washing machine.

OUTSIDE

Front

Parking is provided for 3 cars to the front of the property and gives access to the single garage. There is a low maintenance foregarden. The front of the property benefits from a high level of privacy thanks to the large granite walls and tall wooden gates.

Rear

A real highlight of the property is the large, south facing rear garden. Immediately to the rear is a paved patio which leads to a large lawned garden, fish pond and also access to a large domestic greenhouse. There is an additional driveway access from the far end of the property. In total the plot measures just under half an acre.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity. Cesspit drainage. Oil fired central heating.

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

swoffers



sales@swoffers.co.uk

01481 711766

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

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.