



## La Pointe Farm

Rue Du Lorier, St. Pierre Du Bois, Guernsey, GY7 9JU

£1,390,000

Local Market



**swoffers**



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



Substantial family home in lovely rural location

Comprises three or four bedrooms, three being ensuite

Large, spacious, light and airy reception rooms

Good amount of parking to front

Lovely manicured gardens and small detached workshop

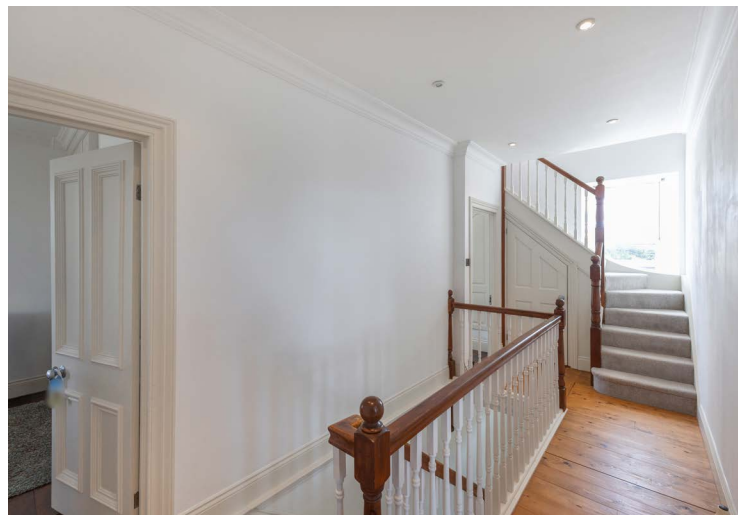
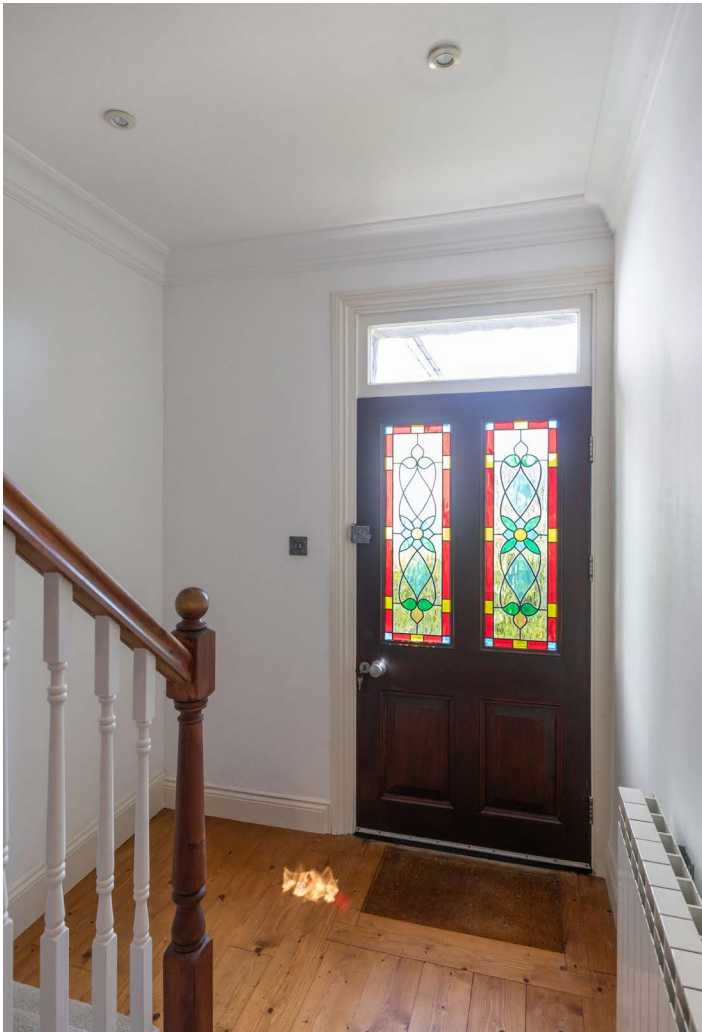
Views towards L'Eree, Lihou, Rocquaine and Portelet

Immaculately presented throughout

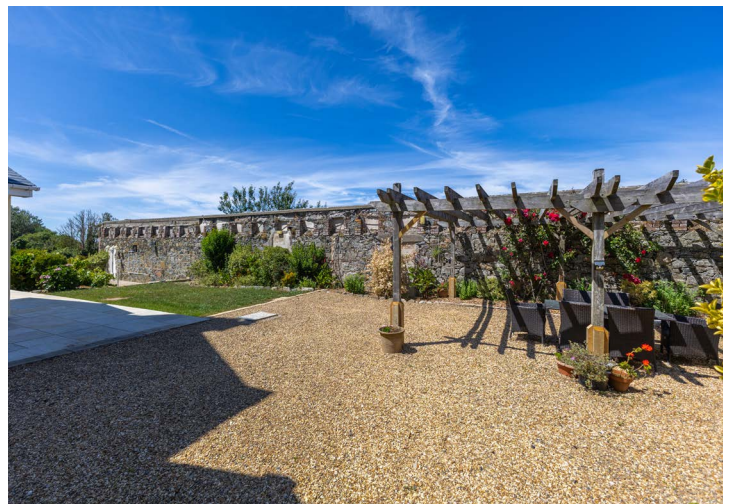
Highly desirable location near Houquette School and close to west coast





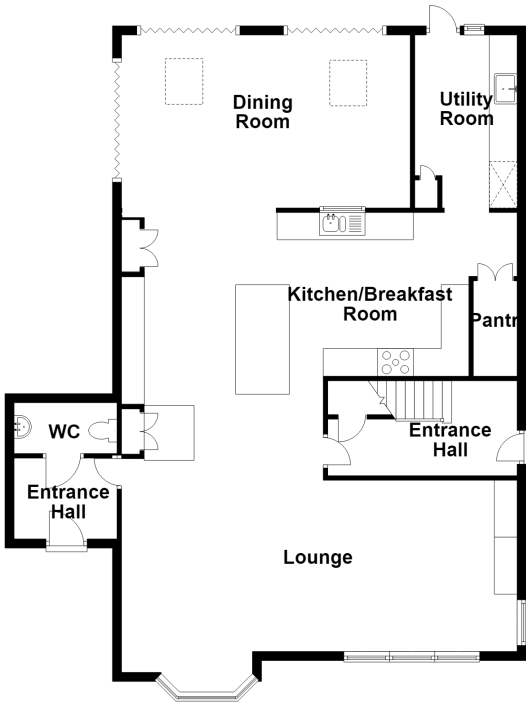




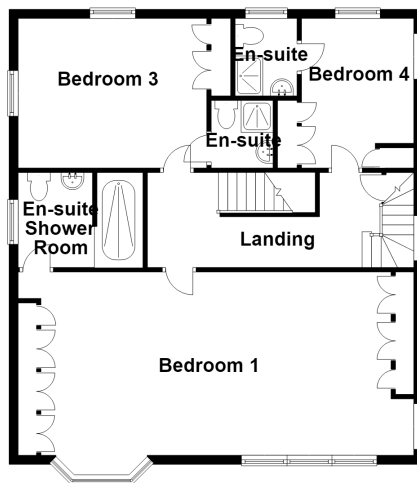




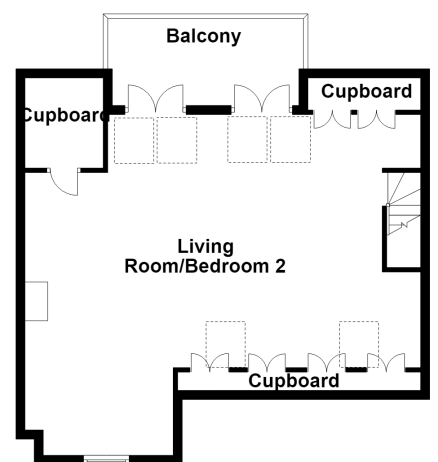
**Ground Floor**



**First Floor**



**Second Floor**



## About La Pointe Farm

Situated in a highly desirable rural location close to La Houquette Primary School and the beautiful west coast, this substantial family home offers spacious, versatile accommodation presented to an excellent standard throughout. The property provides three or four bedrooms, three of which benefit from ensuite facilities, together with an excellent selection of light-filled reception rooms designed for comfortable family living and entertaining. Outside, there is good parking to the front, small but beautifully manicured gardens and a detached workshop, creating an ideal space for hobbies or additional storage. Enjoying lovely views across to L'Eree, Lihou, Rocquaine and Portelet from the front, this is a wonderful opportunity to acquire an immaculately presented home in one of Guernsey's most sought-after settings, combining peaceful country living with easy access to excellent schools, coastal walks and the island's stunning west coast beaches.

### ACCOMMODATION COMPRISING

#### Entrance Porch

7'11" x 6'8" (2.41m x 2.03m)

Part glazed door to front. Wood effect flooring.

#### Separate WC

7'10" x 3'9" (2.4m x 1.14m)

Two piece white suite. Wood effect flooring.

#### Inner Hall

14'7" x 6'10" (4.45m x 2.08m)

Half glazed door to side. Wood flooring. Staircase to first floor with understairs storage below.

#### Lounge

28' (8.53) x 12'3" (3.73) average

A lovely large room boasting a working fireplace to one side, set on polished granite hearth with Adam style surround. Two large windows to front providing a lovely aspect over the gardens and sea views beyond. Solid wood flooring. Opening into...

#### Kitchen / Breakfast Room

23' x 16'7" (7m x 5.05m)

A lovely large room which has been comprehensively fitted with a range of medium oak base and wall units with black granite work surfaces over incorporating 1½ bowl stainless steel sink. Tiled floor. Breakfast bar area providing space for three people. Cast iron multi-fuel stove set on raised hearth. Rangemaster electric and gas range cooker with Rangemaster extractor fan over, integral Indesit dishwasher, Neff stainless steel combination oven/microwave.

#### Utility Room

13' x 7'4" (3.96m x 2.24m)

A continuation of the kitchen units incorporating a stainless steel sink together with Hoover American fridge/freezer, tumble dryer and Montpellier washing machine. Tiled floor. Pair of double doors giving an outlook over, and access to, the rear.

#### Dining Room

20' x 11'7" (6.1m x 3.53m)

A delightful room boasting vaulted ceiling, velux roof lights and a glazed gable to one side which, together with further sets of bi-fold doors, combine to provide a highly attractive outlook over and access onto the gardens. Tiled floor. Exposed A-frames.

### FIRST FLOOR

#### Landing

24'6" x 7' (7.47m x 2.13m)

Wood flooring. Staircase to Second Floor. Gable window to side.

#### Bedroom 3

12'10" x 10' (3.9m x 3.05m)

Windows to side and rear providing a lovely rural aspect. Run of fitted wardrobes. Wood flooring.

#### Ensuite Shower Room

4'10" x 4'4" (1.47m x 1.32m)

Three piece white suite. Fully tiled walls and floor.

#### Bedroom 1

26' x 13'9" (7.92m x 4.2m)

A lovely large room with comprehensive run of wardrobes to both walls and a run of windows to the front providing a delightful rural aspect together with sea views towards L'Eree and across Rocquaine and Portelet. Wood flooring.

#### Ensuite Shower Room

8'4" x 7' (2.54m x 2.13m)

Three piece white suite. Obscure window to side. Wood flooring.

#### Bedroom 4

10'8" x 9'6" (3.25m x 2.9m)

Run of fitted wardrobes. Windows to side and rear.

#### Ensuite Shower Room

4'9" x 4'9" (1.45m x 1.45m)

Three piece white suite. Window to rear. Fully tiled walls and floor.

### SECOND FLOOR

#### Living Room / Bedroom 2

25' (7.62) x 27'8" (8.43)max & 24' (7.32) min

A lovely large open room boasting vaulted ceilings and exposed A-frame. Laid to wood flooring and incorporating undereaves storage on both sides, the room enjoys a run of windows to the front providing panoramic rural views together with an excellent aspect towards L'Eree, Lihou, Portelet and Rocquaine whilst floor-to-ceiling veluxes to the rear provide a lovely rural aspect and in turn open onto a rooftop terrace. Cast iron multi-fuel stove set on polished granite hearth.

### OUTSIDE

#### Front

A gravelled driveway gives access onto a large parking and turning area providing parking for a substantial number of cars. The gravelled driveway continues via a gravelled pathway and three steps onto a large patio in front of the main house. To one side of the driveway are attractively planted flowerbeds incorporating a variety of mature bushes and trees whilst to the other side is an enclosed lawned garden bounded by mature hedging and further raised beds planted with a variety of shrubs.

#### Side

A continuation of the paved patio leads down the side of the property, with a further expanse of lawn alongside and gives access onto the...

#### Rear

Where there is a continuation of the patio and a large garden, laid to gravel and incorporating a delightful sheltered seating area under a wooden pergola with exposed granite walls to one side and brick capped rendered walls to the rear. To the immediate rear of the property is a...

#### Detached Workshop

21'6" x 11'1" (6.55m x 3.38m)

Run of windows to front and wooden door to side.

#### TRP: TBC

#### Viewing: BY APPOINTMENT

#### Possession: BY ARRANGEMENT

**Services:** Mains water, electricity and cesspit drainage. Air source central heating with oil boiler as backup (would need new oil tank).

**Construction:** Granite and cavity construction. uPVC double glazed windows. uPVC fascias and soffits.

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

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