



L'Abri

Les Mouilpieds, St. Martin's, Guernsey, GY4 6TJ

 x3  x2 PERRYS 35A1 TRP 179 Listed

- Charming period cottage
- Three large bedrooms
- Dining room/ bedroom four
- Main bedroom with en suite
- Cosy and spacious lounge with fireplace
- Beautiful courtyard garden
- Quiet spot in St Martin's
- Rented parking available

£695,000

LOCAL MARKET

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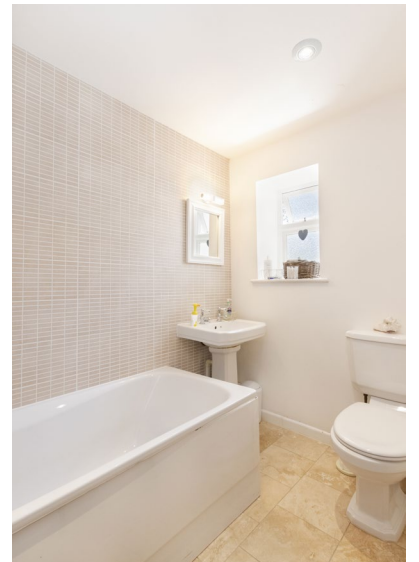


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About L'Abri

This charming period cottage is tucked away along a beautiful, quiet lane in St Martin's. Retaining many of its original features, the property is refreshingly spacious throughout and offers a wonderful blend of character and modern living. The ground floor comprises a cosy lounge with a working fireplace, a separate dining room (which could also be used as a fourth bedroom), and a contemporary, well-appointed kitchen. Upstairs, there are three generously sized bedrooms. The principal bedroom benefits from a modern en suite shower room, and there is a separate family bathroom.

To the rear of the property is a pretty courtyard, ideal for outdoor dining, while to the front there is a sunny garden. The property enjoys good on-street parking in the immediate vicinity, and the vendors currently rent additional parking nearby, available by separate negotiation.

ACCOMMODATION COMPRISING

Entrance Hall

14'11" x 7'9" max (4.55m x 2.36m max)
Understairs storage cupboard.

Lounge

15'11" x 14'5" (4.85m x 4.4m)
A lovely light room with a working fireplace.
Windows to front and rear.

Dining Room

15'5" x 9'7" (4.7m x 2.92m)
Aspect to front elevation.

Kitchen

13'5" x 11'7" (4.1m x 3.53m)
The newly fitted kitchen comprises a range of wall and base units and a breakfast bar.
Door to courtyard.

Utility/ Pantry

6'3" x 5'1" (1.9m x 1.55m)
Water heater and electrics.

FIRST FLOOR

Landing

16'1" x 5'9" (4.9m x 1.75m)

Bedroom 1

16'6" (5.02) max x 15'9" (4.80) L-shaped
Feature fireplace. Windows to front with views over the fields opposite.

Bedroom 2

16'5" (5.01) x 13'2" (4.02) max L-shaped
Small built-in cupboard.

Ensuite Shower Room

6'9" x 3'10" (2.06m x 1.17m)
Newly fitted three piece suite of shower, wc and wash hand basin with storage below.

Bathroom

7'10" x 5'3" (2.4m x 1.6m)
Three piece suite of bath with shower over, wc and wash hand basin. Heated towel rail.

Bedroom 3

15'5" x 9'8" (4.7m x 2.95m)
Views overlooking the fields opposite.

OUTSIDE

Front

A lovely enclosed low maintenance garden.
Path leading to the front door.

Courtyard

A paved area.

Appliances

Bosch double oven, Bosch induction hob, AEG microwave, Hotpoint dishwasher, Bosch washing machine, Bosch tumble dryer, Bosch fridge/freezer.

TRP: 178 Listed

Viewing: BY APPOINTMENT

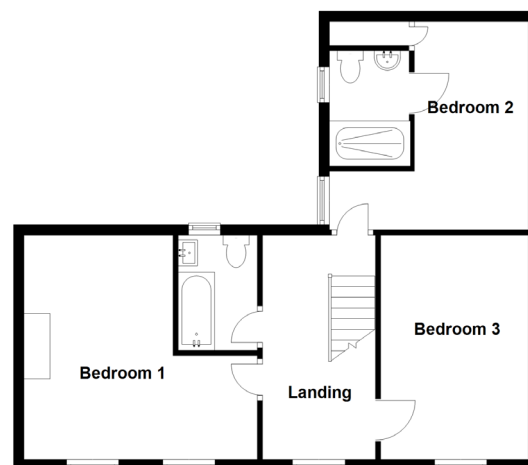
Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage.

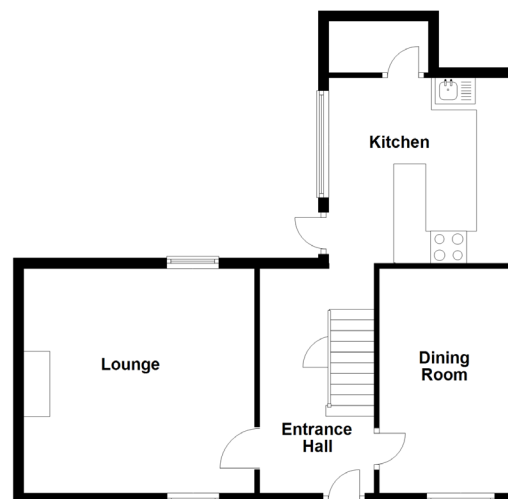
Construction: Granite. Single glazed with secondary double glazing. Electric heating.

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

First Floor



Ground Floor



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