



LES CASCADES

Water Lanes, St. Peter Port, Guernsey, GY1 2ED

£1,195,000

LOCAL MARKET



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



Stunning detached house on large plot
 Offers up to five beds and four bathrooms
 Scope for a self-contained wing, if required
 Numerous spacious reception rooms
 Completely renovated and immaculately presented
 Delightful setting with large private gardens
 Garage and plenty of parking
 Very well-appointed family home









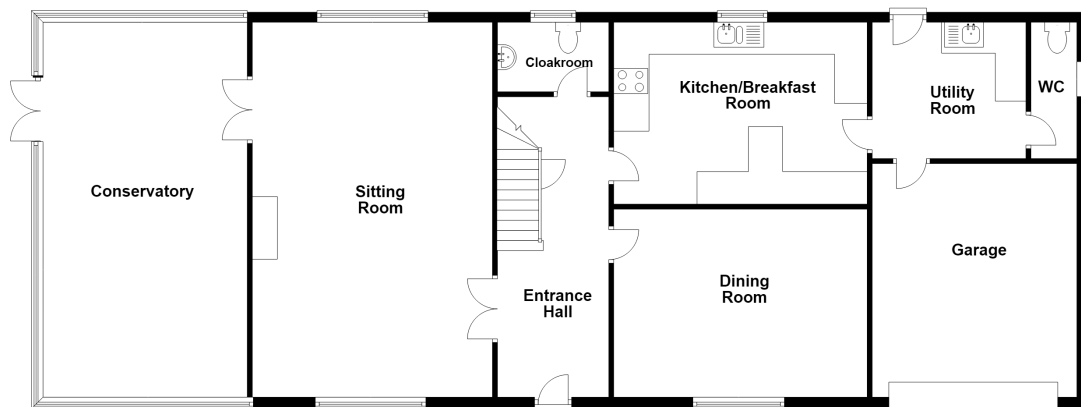


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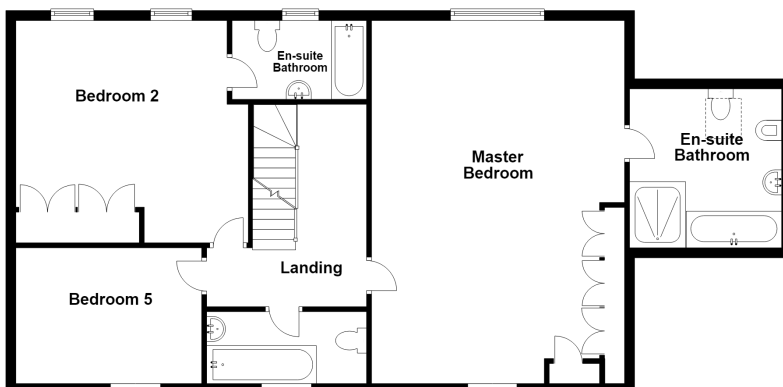
Les Cascades | To view call | **01481 711766**



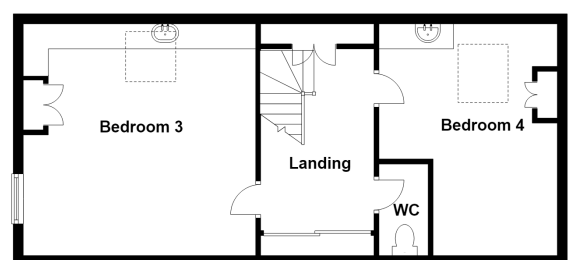
Ground Floor



First Floor



Second Floor



About Les Cascades

A large cavity-built family home on the quiet outskirts of St Peter Port, 'Les Cascades' offers over 3,000sq ft of space with an excellent balance of accommodation. The reception rooms are a particular highlight with a large sitting room complimented by a very spacious conservatory opening onto a sunny patio. There is a stylish kitchen/breakfast room and formal dining room with potential to make this one open plan space if required. Upstairs there are five double bedrooms over two floors including a stunning master suite incorporating comprehensive fitted storage and large ensuite bathroom. Outside there is plenty of parking, a delightful sunny garden incorporating a patio perfect for alfresco entertaining and a swimming pool. With all this on offer early viewing is highly recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

18'9" (5.717) max x 6'4" (1.927) max

Sitting Room

24'6" x 13'10" (7.47m x 4.22m)

Conservatory

23'4" x 13'3" (7.1m x 4.04m)

Of uPVC construction on low height walls.

Dining Room

12'8" x 11'11" (3.86m x 3.63m)

Cloakroom

6'6" x 5'8" (1.98m x 1.73m)

Kitchen / Breakfast Room

12'8" x 12' (3.86m x 3.66m)

Fitted with a range of white matt wall and base units with laminate work surfaces over incorporating 1 ½ bowl sink and drainer.

Utility Room

8'11" x 6'6" (2.72m x 1.98m)

A continuation of the wall and base units in the kitchen incorporating a single bowl stainless steel sink.

Separate WC

6'6" x 2'10" (1.98m x 0.86m)

Garage

15'1" x 12'3" (4.6m x 3.73m)

Electric up-and-over door.

FIRST FLOOR

Landing

12'8" x 9'9" (3.86m x 2.97m)

Master Bedroom Suite

24'8" x 12'8" (7.52m x 3.86m)

Ensuite Bathroom

12'2" x 12'6" (3.7m x 3.8m)

Family Bathroom

7'9" x 5'5" (2.36m x 1.65m)

Bedroom 5

11'6" x 10'6" (3.5m x 3.2m)

Bedroom 2

13'10" x 12'8" (4.22m x 3.86m)

Ensuite Bathroom

7'10" x 5'8" (2.4m x 1.73m)

SECOND FLOOR

Landing

13'4" x 6'5" max (4.06m x 1.96m max)

Separate WC

5'1" x 2'10" (1.55m x 0.86m)

Bedroom 4

14'10" (4.533) max x 12'8" (3.862) max

Bedroom 3

14'10" x 13'10" (4.52m x 4.22m)

OUTSIDE

Front

The property is approached over a brick paved driveway which is shared with two neighbouring properties, this extends to a parking area at the front of the property.

Sides & Rear

To the right hand side of the property a gate leads through to an area laid to flagstone incorporating two wooden storage sheds. To the other side of the property a gate leads through to a patio area perfectly positioned to enjoy the sun leading onto the garden which is laid to lawn and which wraps around to the rear of the property and the whole area is bounded by hedgerow and fencing. From the garden there is a step up to a pool area with a swimming pool which is heated by oil boiler, and a pool plant house to one side. Beyond the pool there is a...

Field

The property own 50% of the field with the next door neighbour. The field is currently managed by a farmer.

Appliances

A range of integrated appliances include, Neff four ring ceramic hob, Neff stainless steel

extractor, Neff electric oven, Sharp convection oven, Bosch dishwasher, LG American style fridge/freezer, Igenix mini fridge, free standing Bosch washing machine.

TRP: 341

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage (pump to main drain shared with neighbouring property). Oil fired central heating.

Construction: Cavity built. uPVC double glazed windows.

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

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