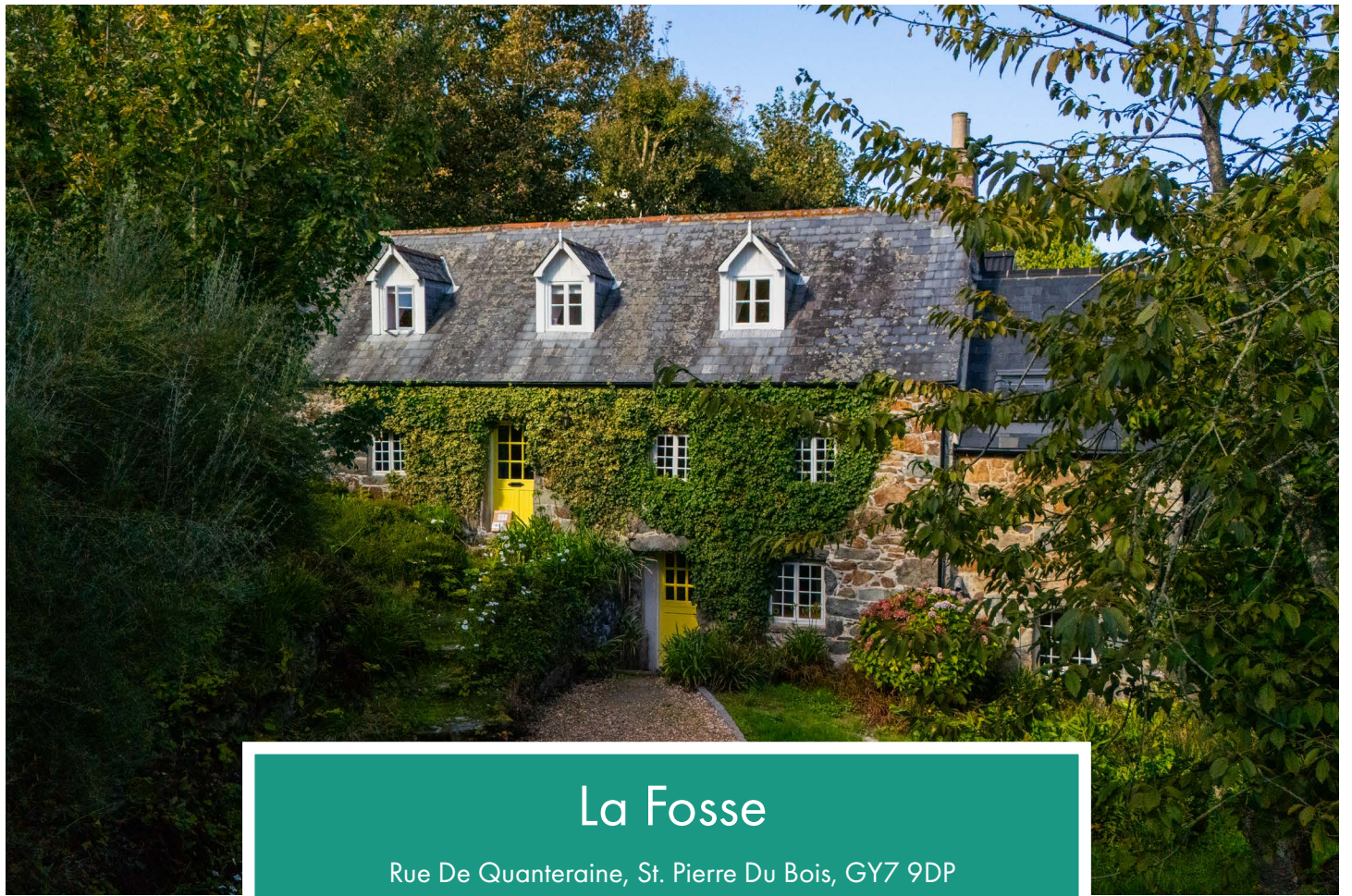


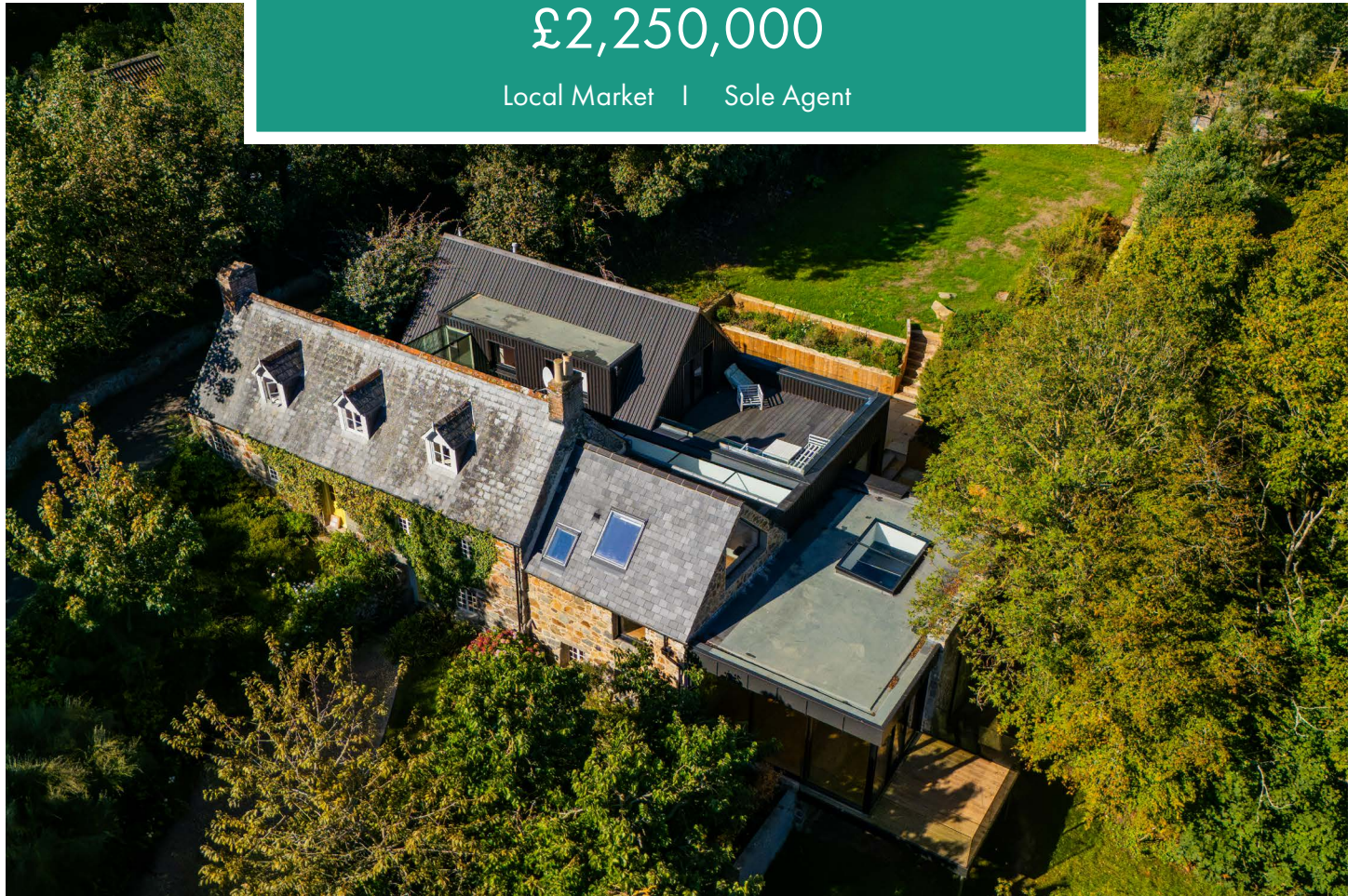


La Fosse

Rue De Quanteraine, St. Pierre Du Bois, GY7 9DP

£2,250,000

Local Market | Sole Agent



swoffers



sales@swoffers.co.uk | 01481 711766

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



Guernsey Design Award Winner 2024, 5 bedroom listed home

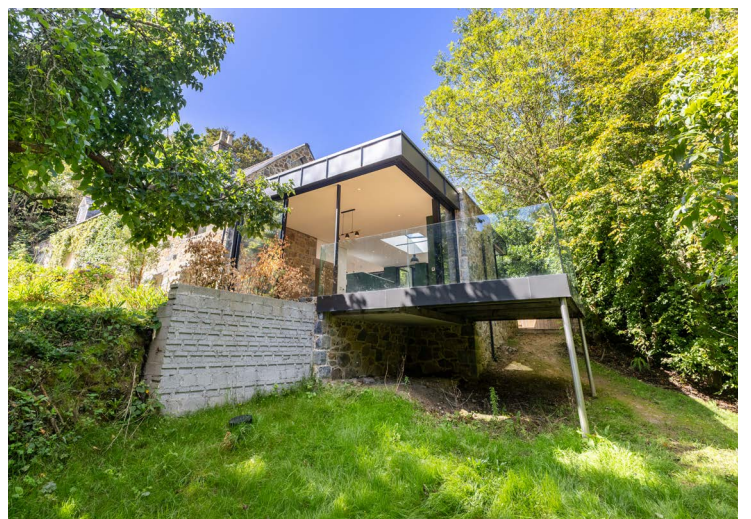
Exceptional st Peter's spot

Extensively renovated and extended 3 years ago.

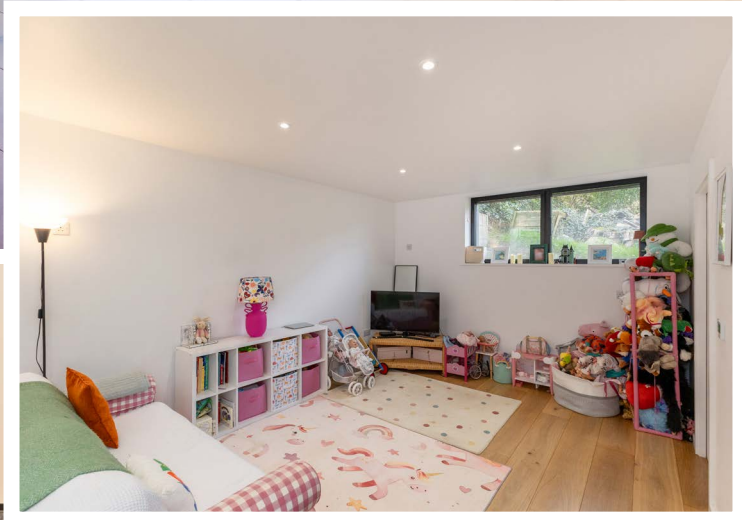
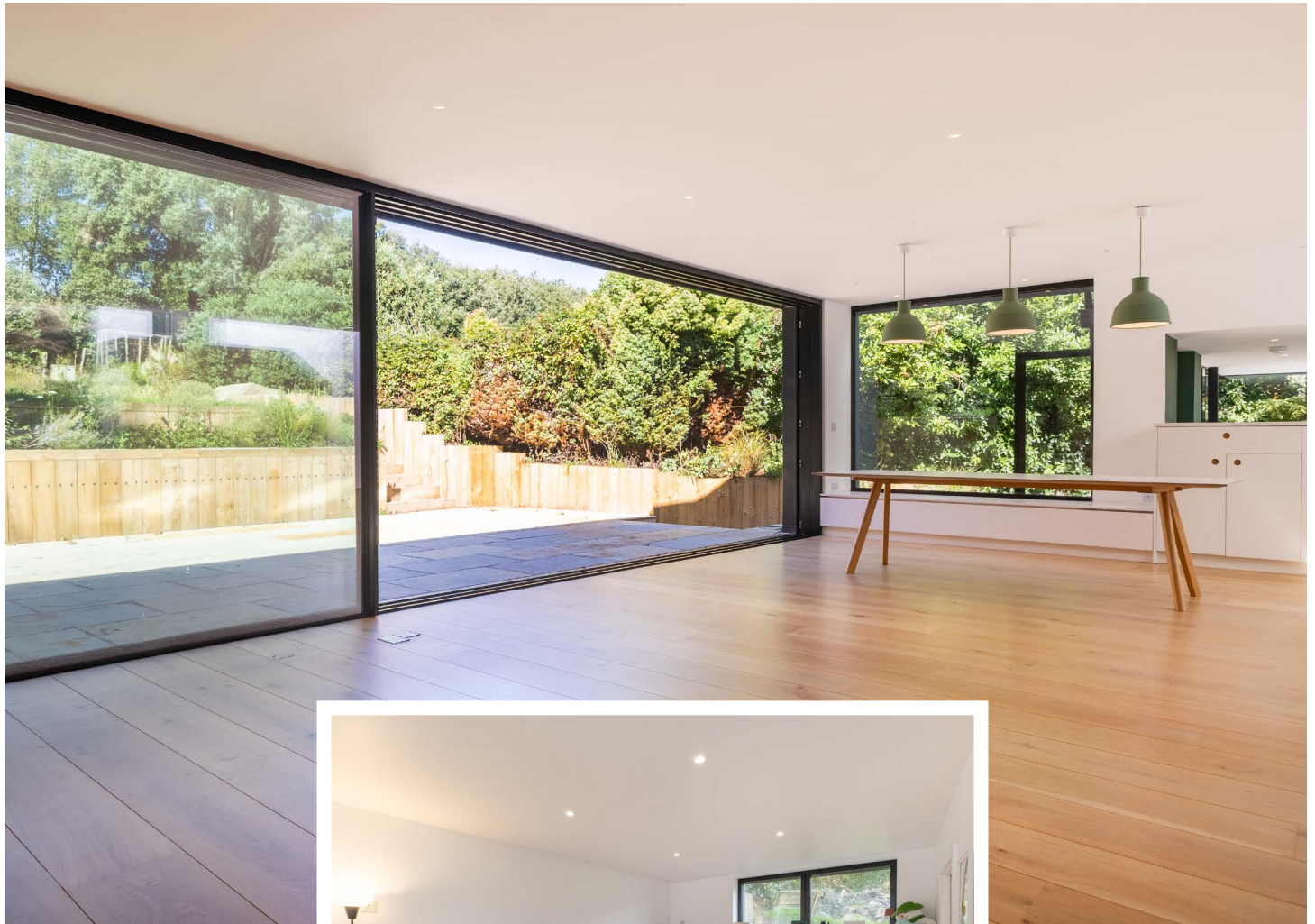
Stylish, spacious & light filled reception space

Wonderful character filled family home

Lovely private gardens & plenty of parking

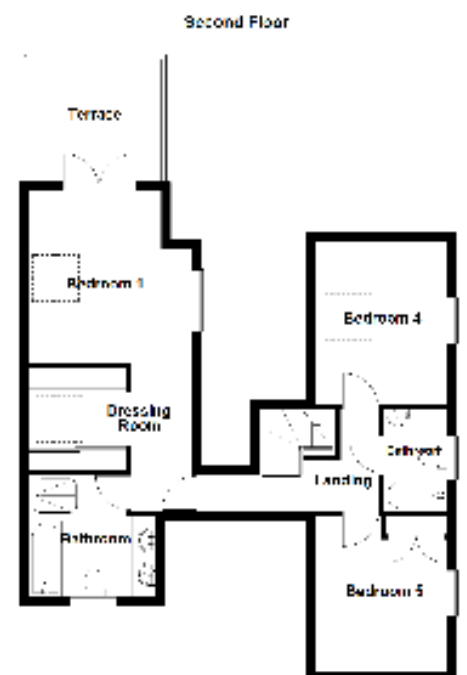
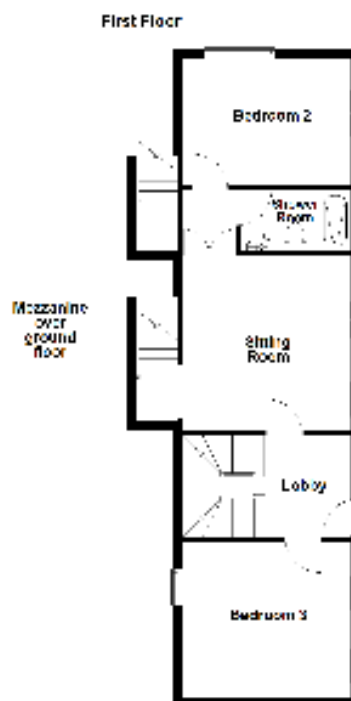
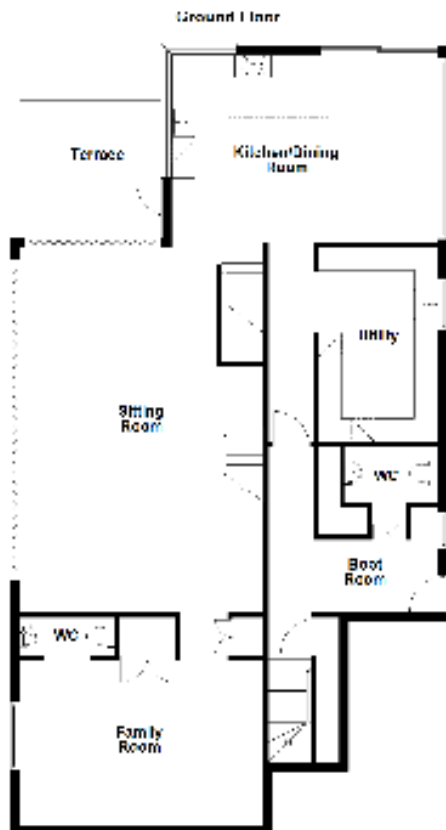












About La Fosse Cottage

An award winning stunning listed home which has been beautifully renovated just three years ago, and extended providing wonderfully spacious and light filled accommodation in a picturesque setting. The accommodation at 'La Fosse Cottage' is laid out over three floors. At the heart of the property is a magnificent kitchen and diner with large central island perfect for hosting and breakfast bar which leads up to a large open plan living and dining area providing direct access to an extensive private terrace, ideal for al fresco entertaining. Upstairs there are five bedrooms serviced by three bath/shower rooms and outside a charming enclosed garden, woodland area and plenty of parking. A triumph of design and oozing with character, a fantastic family home.

ACCOMMODATION COMPRISING

Entrance Hall / Boot Room

12'11" x 12'11" max (3.94m x 3.94m max)

Separate WC

6'10" x 2'7" (2.08m x 0.79m)

Inner Hallway

14'10" x 4'5" (4.52m x 1.35m)

Utility Room

12'10" x 9'7" (3.9m x 2.92m)

Range of Naked units

Kitchen / Dining Room

28'5" x 17' (8.66m x 5.18m)

A Naked kitchen fitted with a range of dark green wall and base units with Dekton work surfaces incorporating 1 1/2 bowl sink and drainer. Steps lead up to...

Sitting Room

32'5" x 19'10" (9.88m x 6.05m)

Family Room

19'2" x 11'3" (5.84m x 3.43m)

Separate WC

7'5" x 3' (2.26m x 0.91m)

FIRST FLOOR

Side Landing

5'5" x 5' (1.65m x 1.52m)

Shower Room

8'9" x 4'11" (2.67m x 1.5m)

Bedroom 2

14'6" x 10' (4.42m x 3.05m)

Sitting Room

14'6" x 14'9" (4.42m x 4.5m)

Lobby

8'4" x 7'3" (2.54m x 2.2m)

Bedroom 3

14'4" x 14'8" (4.37m x 4.47m)

SECOND FLOOR

Front Landing

8'10" x 2'11" (2.7m x 0.9m)

Bathroom

7'6" x 4'5" (2.29m x 1.35m)

Bedroom 4

13'9" (4.2) x 10'9" (3.28) eaves to eaves

Bedroom 5

12'7" (3.83) max x 10'9" (3.28) eaves to eaves

Rear Landing

5'6" x 2'10" (1.68m x 0.86m)

Primary Bedroom Suite Comprising...

Bathroom

10'11" x 9'1" (3.33m x 2.77m)

Dressing Room

16'4" (4.98) max to eaves x 10'6" (3.21)

Bedroom

14'1" x 12'10" (4.3m x 3.9m)

OUTSIDE

Front

The property is approached over a gravelled driveway. At the front of the driveway is a wooden storage shed. A pathway extends to the front of the property where there is extensive parking for a number of cars.

Side

Where there is a terraced garden predominately laid to lawn bounded by woodland.

Rear

Where there is a large alfresco terrace accessed from the dining room. From here, steps lead up to the rear garden which is laid to lawn and enjoys excellent privacy by virtue of mature trees to the roadside.

Appliances

Miele induction hob, Miele extractor fan, Miele electric oven and grill, dishwasher, integrated Fisher & Paykel fridge/freezer, Samsung tumble dryer, Bosch washing machine, American style fridge/freezer

TRP: 396

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT.

Services: Mains electric, water and heating. Cesspit drainage.

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.