

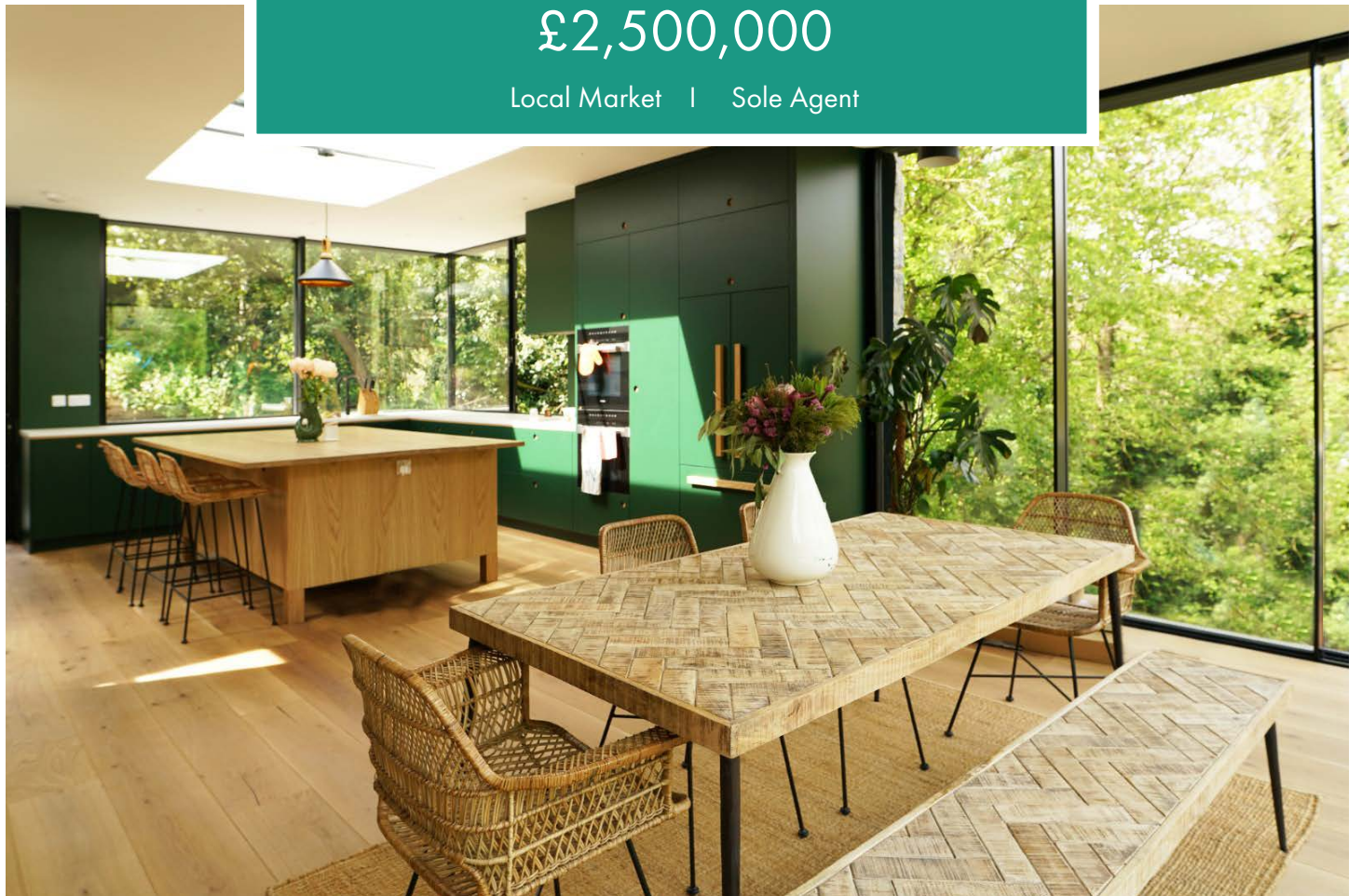


La Fosse

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

£2,500,000

Local Market | Sole Agent



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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

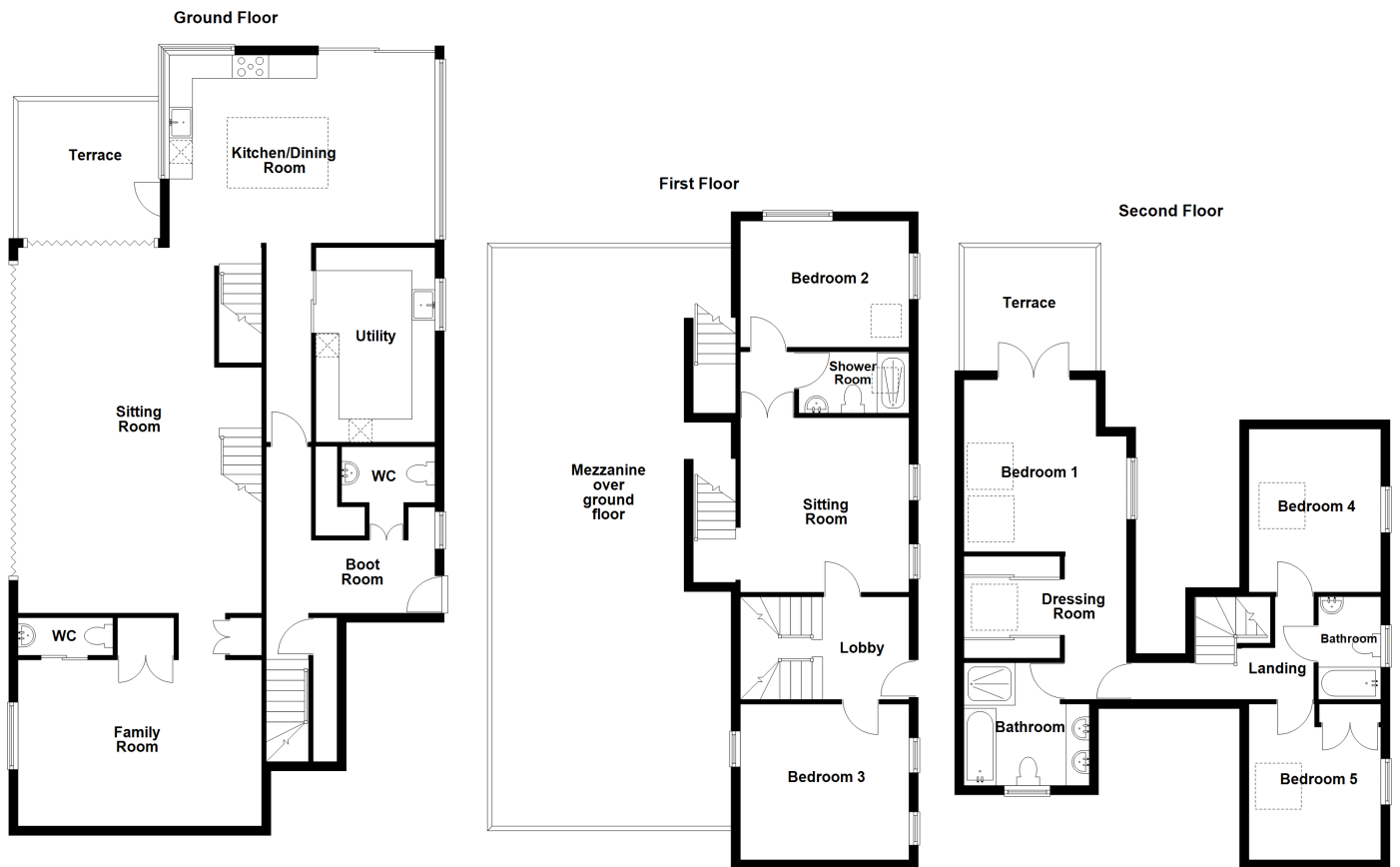












About La Fosse Cottage

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. No chain involved so available for immediate purchase.

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.



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