

**SOLE
AGENT**



The Coach House

Le Foulon, St Andrew's, GY6 8UF

 x2  x1 TRP 131

- Charming detached granite fronted home
- Private sheltered garden
- Generous living accommodation
- Ample parking
- Convenient, central location
- Presented in move in condition

£765,000

LOCAL MARKET

swoffers



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





About The Coach House

The Coach House is an immaculately presented detached two-bedroom granite fronted property situated in convenient, central location which feels rural, private and secluded at the same time. The ground floor accommodation comprises of an eat-in kitchen with a stable door overlooking the garden and a large living/dining room with a granite feature wall and a newly fitted wood burning stove. Upstairs there are two generous double bedrooms and the family bathroom. Outside the property is accessed via a beautiful granite archway leading to a gravelled parking area providing ample parking and a sheltered low maintenance garden. Should more space be required there are lapsed plans for a downstairs bedroom with en-suite, utility room and a downstairs WC. A rare opportunity to acquire a home bursting with character that has been perfectly maintained and upgraded by the current owners. Internal viewing is highly recommended.

ACCOMMODATION COMPRISING

Kitchen

14'1" x 13'5" (4.3m x 4.1m)

Fitted with a range of wall and base units with work surfaces over incorporating 1 ½ bowl sink and drainer. Amtico flooring. Window providing aspect over the front of the property and window providing aspect to the side. Barn door giving access to the garden and French doors giving access to...

Living / Dining Room

32'6" x 14'1" (9.9m x 4.3m)

A mix of Amtico flooring and carpet. Log burning stove. Exposed granite wall. Windows providing aspect over the front of the property.

Understairs Storage

4'3" x 2'11" (1.3m x 0.9m)

FIRST FLOOR

Landing

9'10" x 9'6" (3m x 2.9m)

Storage cupboard. Velux window.

Bedroom 2

14'1" x 13'9" (4.3m x 4.2m)

Windows providing aspect to the front and side.

Bathroom

7'10" x 5'11" (2.4m x 1.8m)

Smart three piece white suite of bath with shower over, pedestal wash hand basin and low flush wc. Tiled floor. Velux window.

Bedroom 1

20' x 13'5" (6.1m x 4.1m)

Window providing aspect to the front and a Velux window.

OUTSIDE

Front

A beautiful granite fronted property with a private enclosed area laid to lawn and gravel and with ample parking.

Appliances

Beko dishwasher, Stoves oven and hob, extractor fanfreestanding Statesman fridge/freezer, Bosch washing machine, Hotpoint tumble dryer.

TRP: 131

Viewing: BY APPOINTMENT

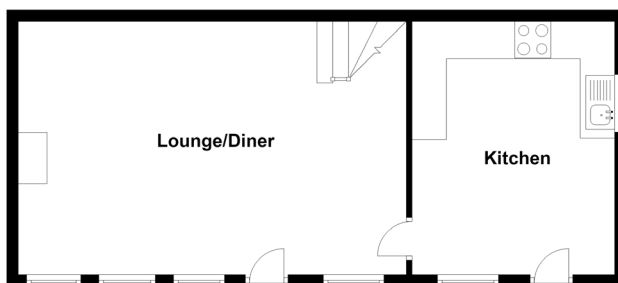
Possession: BY ARRANGEMENT

Services: All mains. Gas fired central heating.

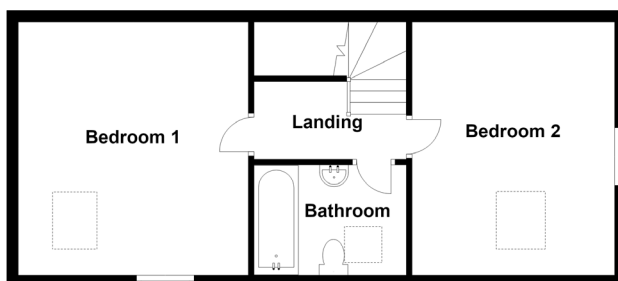
Construction: Granite built but thoroughly renovated. uPVC double glazed windows.

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

Ground Floor



First Floor



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