

**SOLE  
AGENT**



## La Mare Cottage

Les Ruettes, St. Andrew, Guernsey, GY6 8UQ

 x4  x2 **PERRYS 24B1 TRP 177 + 27**

- Beautifully renovated Guernsey Cottage
- Tranquil rural outlook
- Four bedrooms
- Spacious open-plan kitchen/family room
- Courtyard and enclosed garden
- Fully insulated garden room
- Private parking for three vehicles

**£875,000**

**LOCAL MARKET**

**swoffers**



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**01481 711766**

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





## About La Mare Cottage

La Mare Cottage is a beautifully presented traditional Guernsey cottage, enhanced with a stylish modern twist and quietly tucked away on a peaceful lane in a central and highly convenient location. Enjoying rural outlooks, the property offers four bedrooms and two bathrooms, providing comfortable accommodation for modern family living. The heart of the home is the spacious open plan kitchen and family room, which overlooks the garden and opens directly onto a charming courtyard – an ideal space for entertaining or unwinding in the privacy of the enclosed garden. Thoughtfully modernised in recent years, the cottage also benefits from parking for three vehicles, along with a car port. La Mare Cottage represents an exceptional opportunity for families or those seeking a high quality downsize, combining character, comfort and convenience in equal measure.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

24'2" x 5'3" (7.37m x 1.6m)

Stairs leading to first floor.

##### Bedroom 1

15'9" x 12'2" (4.8m x 3.7m)

Fitted wardrobes. Rural views.

##### Bathroom

10'9" x 8'4" (3.28m x 2.54m)

Three piece suite with wash hand basin set into vanity unit, shower and WC. Utility cupboard containing washing machine and tumble dryer.

##### Snug

13' x 12' (3.96m x 3.66m)

Rural views.

##### Bedroom 2

12'2" x 10'10" (3.7m x 3.3m)

Feature fireplace. Alcove with shelving.

##### Kitchen

18'3" x 11'3" (5.56m x 3.43m)

Fitted with a range of duck egg blue shaker style wall and base units with marble effect work surface over incorporating a single bowl Franke ceramic sink. Central island with wooden work surface over. Double doors leading to a courtyard and the rear garden. Opening into....

##### Dining/ Family Room

15' x 12'7" (4.57m x 3.84m)

Sliding door providing access to the side garden.

#### FIRST FLOOR

##### Landing

7'9" x 3'7" (2.36m x 1.1m)

Airing cupboard and further large storage cupboard.

##### Bathroom

10' x 7'9" (3.05m x 2.36m)

Three piece suite with wash hand basin set into vanity unit, bath with hand held shower over, and WC.

##### Bedroom 3

15'10" x 10'8" (4.83m x 3.25m)

Rural views. Fitted furniture and under eaves storage cupboards.

##### Bedroom 4

12'5" x 8'2" (3.78m x 2.5m)

Rural views. Under eaves storage cupboards.

#### OUTSIDE

##### Front

Approached over a quiet lane onto a cobbled driveway where there is parking for three to four cars.

##### Side

Lawned side garden surrounded by medium height hedging and a pathway leading to the rear.

##### Rear

Carport with enclosed wooden structure. At the rear of the property there is a west facing fully enclosed garden surrounded by medium height hedging and fencing, lawn with a large patio.

##### Garden Room

10'4" x 8'9" (3.15m x 2.67m)

Fully insulated with double doors leading onto the garden.

##### Appliances

Rangemaster oven with gas hob, extractor fan, American style fridge and freezer with water and ice dispenser, Neff dishwasher, wine fridge, freestanding LG tumble dryer and freestanding Samsung washing machine.

TRP: 177 + 27

Viewing: BY APPOINTMENT

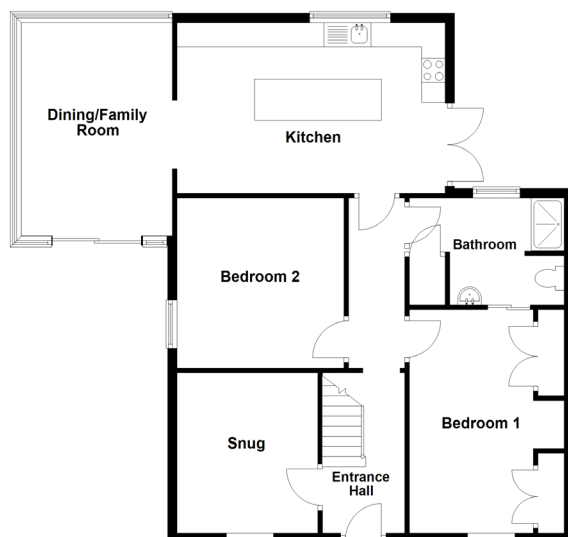
Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Full electric heating (Mostly underfloor heating on the ground floor).

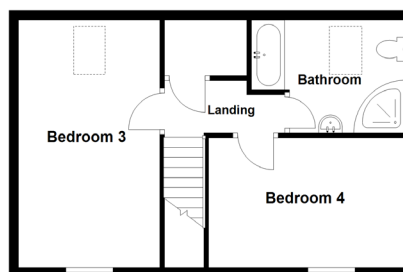
Construction: Granite. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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