

SOLE  
AGENT



## Red Sails

Route Du Grand Port, St. Pierre Du Bois, Guernsey, GY7 9HP

£995,000

Local Market



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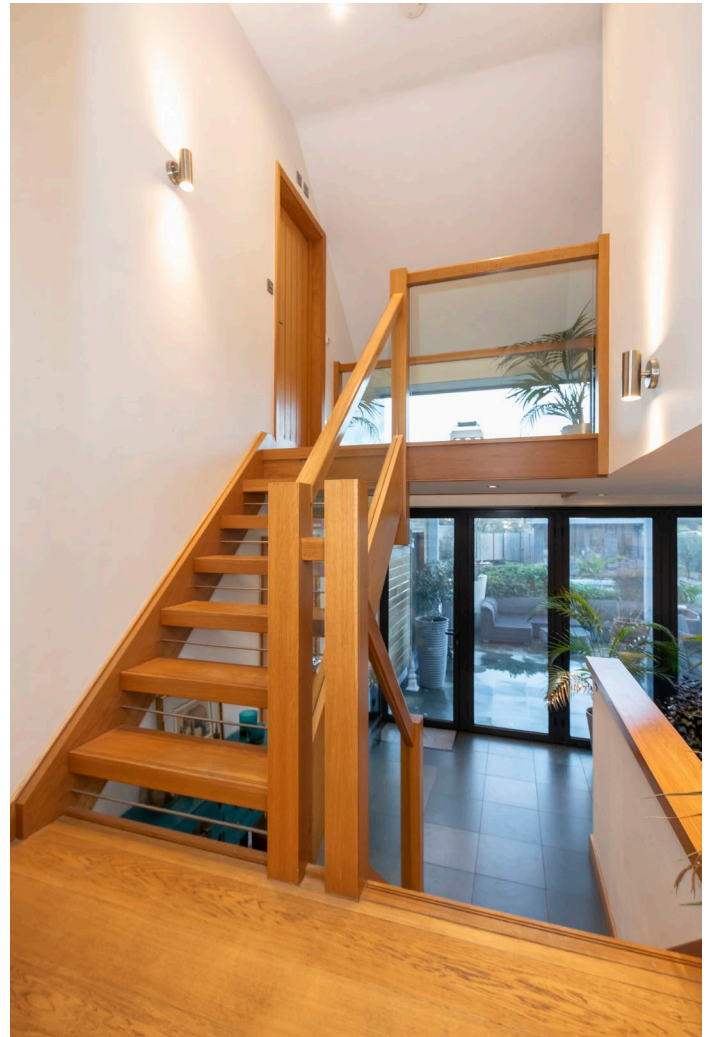
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



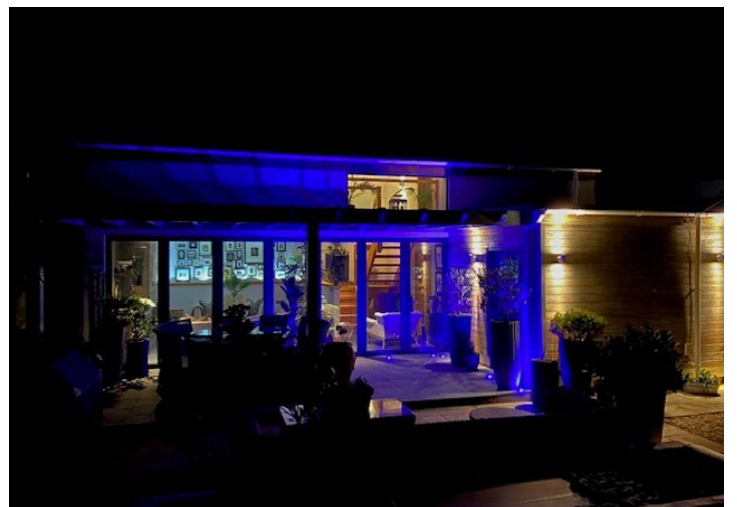
Contemporary seaside cottage  
Panoramic views across Rocquaine Bay  
Stunning condition throughout  
High spec finish  
Two bedrooms and a study  
Sheltered garden  
Spacious open plan living space



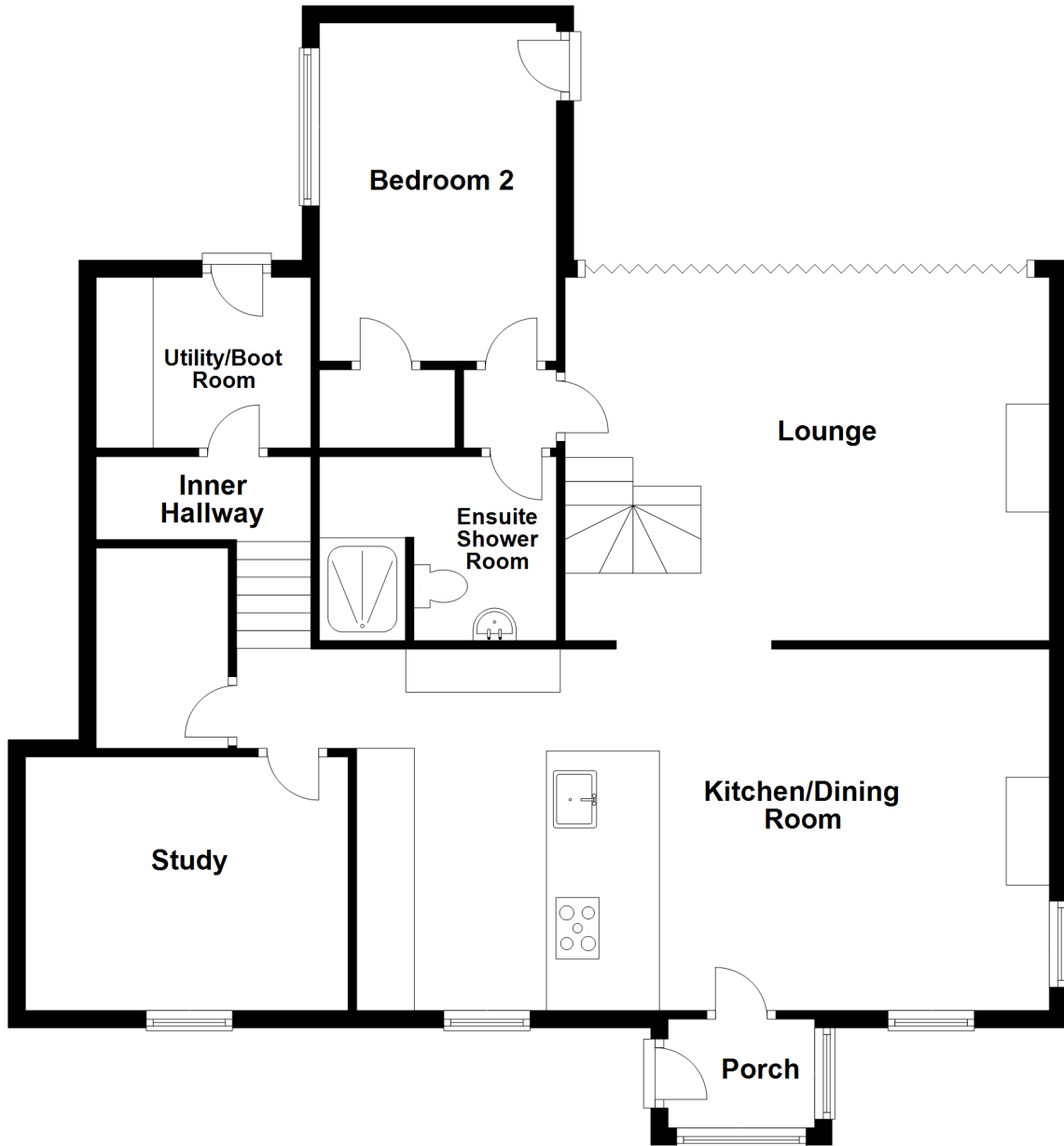




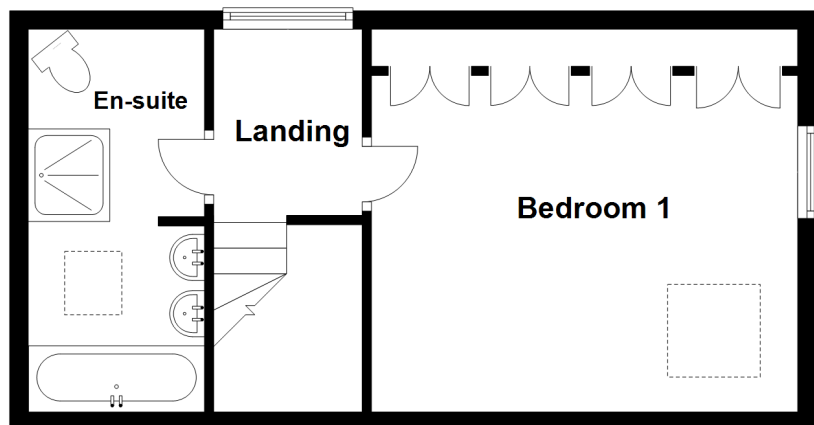




## Ground Floor



## First Floor



## About Red Sails

This beautifully presented traditional looking Guernsey cottage has been extended and upgraded over the years to provide modern and contemporary living. Situated in a prime coastal location with panoramic views across Rocquaine Bay and towards the Hanois lighthouse, Red Sails sets itself off immediately upon entering the property where you are greeted with a fantastic vaulted ceiling with exposed beams in the newly fitted kitchen and dining room. Several steps down and you are in the lounge with a full run of bi-fold doors leading out onto the sheltered enclosed, garden. The property also offers two bedrooms, a study and two bathrooms (two ensuite) and a utility. With plenty of parking and a low maintenance front garden perfect for sunset drinks, this is an opportunity not to be missed.

### ACCOMMODATION COMPRISING

#### Entrance Porch

6'5" x 2'9" (1.96m x 0.84m)

#### Open Plan Kitchen/Diner

29'4" x 12'4" (8.94m x 3.76m)

The kitchen is fitted with a range of black marble effect Deval Mayfair wall and base units with granite Sensa Orinoco worksurfaces over incorporating a 1½ bowl black sink. Vaulted ceiling with exposed beams. Working fireplace. Fantastic views of the coast. 0.73m opening to the stairs leading up to first floor and four steps down to the...

#### Lounge

21'2" x 15'1" (6.45m x 4.6m)

Large run of bi-fold doors leading to the garden. Working fireplace.

#### Bedroom 2

13' x 8'10" (3.96m x 2.7m)

Door to outside. Large walk-in wardrobe.

#### Ensuite Shower Room

8'8" x 5'11" (2.64m x 1.8m)

Large walk-in shower with rain shower head, wall mounted Villeroy & Boch W.C., and Villeroy & Boch wash hand basin set into stone topped vanity unit.

#### Study

8'3" x 8'5" (2.51m x 2.57m)

Large run of built-in furniture and built-in desk. Pull-down single bed.

#### Inner Hallway / Boiler Room / Larder

6'4" x 5'7" (1.93m x 1.7m)

#### Utility Area / Boot Room

11'4" x 5'7" (3.45m x 1.7m)

Run of base units.

### FIRST FLOOR

#### Glazed Landing

7'9" x 6'2" (2.36m x 1.88m)

#### Bedroom 1

14'3" x 11'11" (4.34m x 3.63m)

Run of fitted wardrobes.

#### Ensuite Bathroom

13'9" x 8'9" (4.2m x 2.67m)

Fitted with a four piece Villeroy & Boch suite of bath, double sinks set onto stone topped vanity unit, large walk-in shower with rain shower head, and wall mounted W.C.

### OUTSIDE

#### Front

Brick paved parking for 4-5 vehicles. There is a low maintenance fore garden with decked area offering views out to the coast and sea, the Hanois lighthouse and towards Lihou island.

#### Rear

A patio area with pergola over which leads onto a further patio area and a sunken firepit area. The garden is fully enclosed by medium height fencing, there is a lawned area which leads to a new summerhouse measuring 4m x 3m, behind this is further storage.

#### Appliances

Neff induction hob, Neff riser extractor fan with wi-fi, two AEG pyrolytic ovens, AEG micro multi-oven, AEG wine fridge, integrated AEG fridge/freezer, integrated AEG slimline dishwasher, free standing Indesit washing machine, free standing Hotpoint tumble dryer.

**TRP:** 192

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and cesspit drainage. Oil fired underfloor heating.

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

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

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