



La Rochelle

Baubigny Road, St. Sampson's, Guernsey, GY2 4YQ

£1,295,000

Local Market

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



Stylish detached house

Renovated and extended in last ten years

Up to four bedrooms

Serviced by three bath / shower rooms

Large lounge and stylish kitchen / breakfast room

Parking for four - five cars

Landscaped gardens and separate field

Total site just over three quarters of an acre



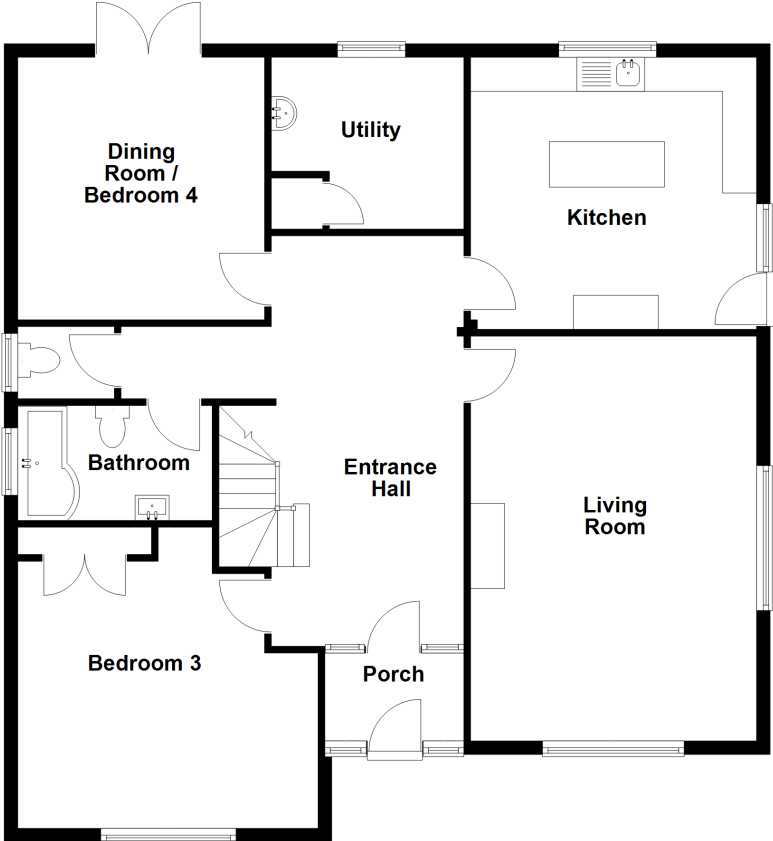




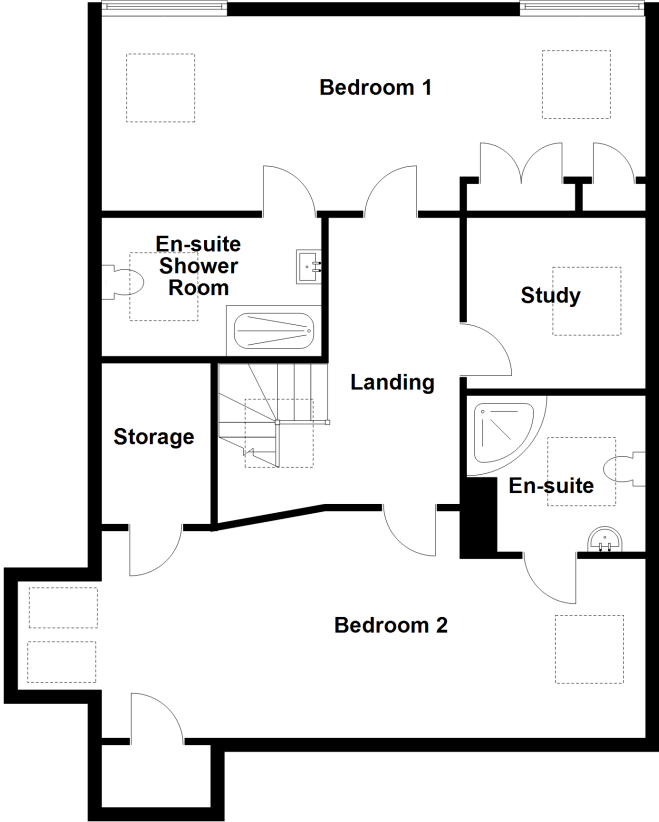




Ground Floor



First Floor



About La Rochelle

This immaculately presented detached house has been completely renovated and extended over the last ten years, with the result being highly spacious and flexible accommodation across two levels. The property provide two bedrooms at first floor level, with the option of a further two rooms on the ground floor, all serviced by three bath / shower rooms. The reception space includes a lovely large lounge and an adjacent, stylish kitchen / breakfast room whilst externally there is parking for four - five cars to the front and immaculately landscaped gardens to the rear, along with a separate field, the whole encompassing just over three quarters of an acre.

ACCOMMODATION COMPRISING

Entrance Porch

5'2" x 4'6" (1.57m x 1.37m)
uPVC double glazed door to front with matching glazed side screens. Wooden glazed door, again with matching glazed side screens, into...

Entrance Hall

19'8" (6) x 12'9" (3.88) max & 6'5" (1.96) min T-shaped
Solid wooden staircase to First Floor with glazed balustrade and open understairs storage area below.

Sitting Room

20'4" x 14'7" (6.2m x 4.45m)
A lovely large room, the focal point of which is a cast iron multi-fuel stove set on raised hearth. Large windows to front and side.

Bedroom 3

12'6" x 11'6" (3.8m x 3.5m)
Three door run of wardrobes. Window to front.

Bathroom

9'2" x 6'8" (2.8m x 2.03m)
Stylish three piece white suite of jacuzzi bath with shower over, wall mounted wash hand basin set in vanity unit with storage below and concealed low flush wc. Fully tiled walls and floor. Window to side.

Separate WC

4'8" x 2'11" (1.42m x 0.9m)
Concealed low flush wc. Fully tiled walls and floor. Window to side.

Snug / Dining Room / Bedroom 4

14'2" x 11'9" (4.32m x 3.58m)
Pair of glazed double doors giving outlook over, and access onto, the rear.

Kitchen / Breakfast Room

14'11" x 14'8" (4.55m x 4.47m)
Comprehensive run of cream wall and base units with Corian work surfaces over incorporating single bowl, single drainer stainless steel sink. Window to rear providing a highly attractive aspect over the garden. uPVC half glazed door to side with window alongside. Central island unit incorporating breakfast bar area for two people. Wood effect flooring.

Utility Room

8'11" x 7'2" (2.72m x 2.18m)
Incorporating wall mounted storage units together with wall mounted sink. Wood effect flooring. Window to rear providing a highly attractive aspect over the gardens. Airing cupboard incorporating immersion heater.

FIRST FLOOR

Landing

10'8" x 4'10" max (3.25m x 1.47m max)
Velux window to side. Access to roof space via pull-down loft ladder.

Study

7'9" x 6'9" (2.36m x 2.06m)
Velux window to side.

Bedroom 1

19'5" x 10'10" (5.92m x 3.3m)
A lovely room incorporating velux windows to either side and a glazed gable to the rear providing a highly attractive aspect the gardens and field beyond. Two fitted wardrobes.

Ensuite Shower Room

7'7" x 6'11" (2.3m x 2.1m)
Stylish three piece suite of large walk-in shower cubicle, wall mounted wash hand basin set in vanity unit with storage below and concealed low flush wc. Fully tiled walls and floor. Velux window to side.

Bedroom 2

21'9" x 11'3" (6.63m x 3.43m)
Velux windows on both sides.

Ensuite Shower Room

7'7" x 5'10" (2.3m x 1.78m)
Stylish three piece white suite of corner shower cubicle, wall mounted wash hand basin set in vanity units with storage below and concealed low flush wc. Fully tiled walls and floor. Velux window to side.

OUTSIDE

Front

The property is approached via a wide driveway leading onto a brick paved parking area providing space for 4-5 cars, alongside of which is a lawned foregarden bounded by a combination of wooden fence panelling and mature hedging.

Side

A pedestrian gateway gives access onto an attractively paved pathway which leads down the side of the property and gives access onto the rear.

Rear

Where there is an immaculately presented and landscaped garden which incorporates a large substantial paved patio running across the immediate rear of house and beyond which steps lead onto a lawned garden with continuation of the patio culminating in a further seating area to one side which incorporates a jacuzzi and large timber built garden shed measuring 20 foot x 10 foot. To the other side of the lawned garden is a flowerbed planted with a variety of flowering shrubs and low height trees whilst a gate at the rear gives access onto a...

Enclosed Field

Bounded on all sides by a combination of earth banks and mature hedging. The field is designated as domestic curtilage and has a vehicular right of way across a neighbouring property for access. The overall site encompasses just over three quarters of an acre.

Far Side

A gravelled pathway leads from front to rear and incorporates a boiler house together with oil tank for the central heating.

Appliances

AEG electric oven, AEG combination oven/microwave, AEG induction hob, AEG extractor fan, Capel stainless steel wine fridge, AEG dishwasher, Aquarius tumble dryer, Beko tumble dryer, Blomberg washing machine.

TRP: 251

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Oil fired central heating, with underfloor heating in Bath/Shower Rooms. Two wells with pump.

Construction: Cavity built in 1970s. uPVC double glazed windows. uPVC fascias and soffits.

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

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