

SOLE  
AGENT



## Vine House

Dehus Lane, Vale, GY3 5EP

 x5  x2 PERRYS 7H3 TRP 288 + 90

- 5 Bed Detached Farmhouse
- In A Sought After Area
- Close To Beaucette Marina
- Generous reception space
- Kitchen/ Breakfast Room
- Ensuite & Family Baths
- Conservatory
- Outbuildings, Gardens & Parking

**£1,150,000**

**LOCAL MARKET**

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



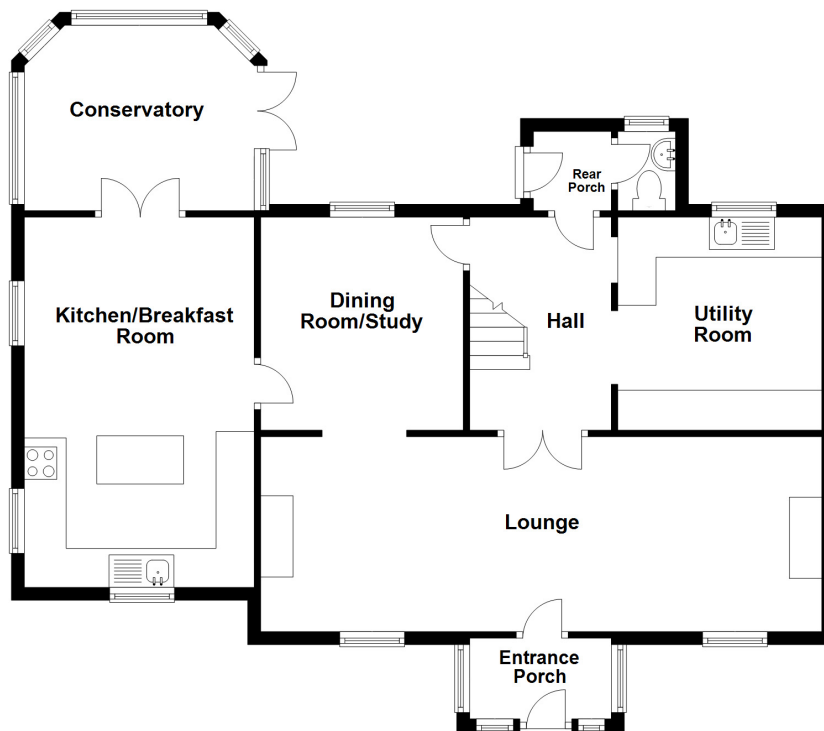




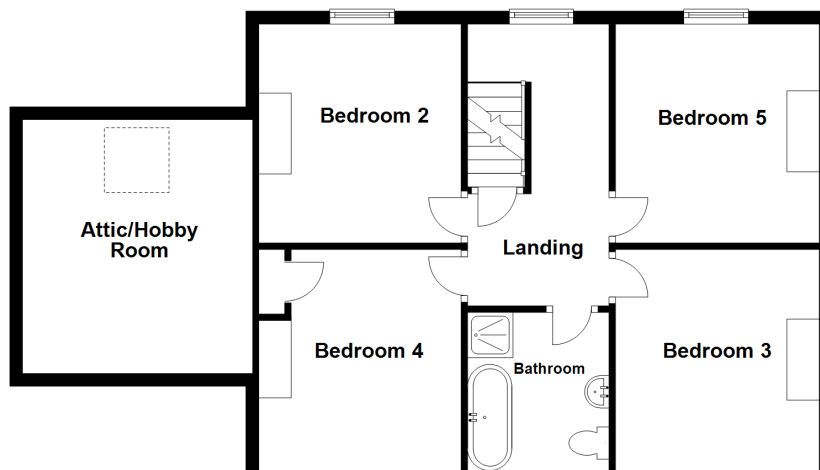




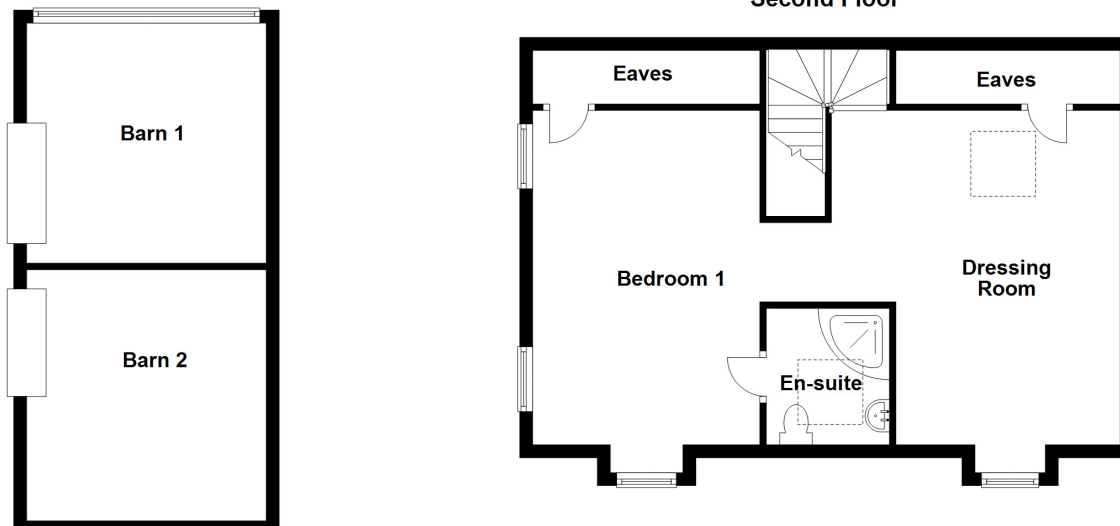
Ground Floor



First Floor



Second Floor



## About Vine House

'Vine House' is a spacious, imposing, bright, character filled home, positioned in a much sought after area within a short walk of Beaucette Marina. The property offers wonderful family accommodation with a large kitchen / breakfast room and stylish conservatory, character filled lounge, separate dining room, attic playroom/ study (accessed via the kitchen) and large utility all located on the ground floor whilst on the first floor are four double bedrooms all serviced by a smart four piece family bathroom and finally on the second floor a main suite comprising bedroom, dressing area with fitted wardrobes and ensuite shower room. Outside the property are two large barns (currently used for storage) which with the relevant permissions could be incorporated into the main house to provide extra accommodation or converted into a separate residential unit. The enclosed, private rear garden is south facing with a large lawn and patio for entertaining. Viewing early is highly recommended to appreciate all that is on offer.

## ACCOMMODATION COMPRISING

### Entrance Porch

6'9" x 5'10" (2.06m x 1.78m)  
Of uPVC double glazed construction built on mid height granite walls. Part glazed uPVC door to front with leaded stained glass inset. Tiled floor. Part glazed wooden door through to...

### Lounge

29' x 11'11" (8.84m x 3.63m)  
Granite fireplace with tiled hearth and wooden mantle over. To the other side of the room is a second granite fireplace. Exposed granite wall. Two wooden part glazed doors to inner hall. 2'8" opening through to...

### Dining Room

10'5" x 9'7" (3.18m x 2.92m)  
Door to inner hall and part glazed wooden door through to...

### Kitchen / Breakfast Room

23'1" x 13'1" (7.04m x 4m)  
Fitted with a range of shaker style cream wall and base units with a black stone effect work surface over incorporating a Belfast sink and central island. Glazed wooden doors through to conservatory. Access to attic / study space.

### Conservatory

16'9" x 12' (5.1m x 3.66m)  
Of uPVC construction built on low height cavity walls. Double doors to rear.

### Inner Hall

11'10" (3.61) (11'10" (3.6)) x 6'1" (1.85) (6'1" (1.85)) max & 3'4" (1.02) min  
Staircase to first floor with understairs storage. Door to rear porch. 2'11" opening through to...

### Utility Room

10' x 7'7" (3.05m x 2.3m)  
Fitted with a range of wood wall and base units with a granite effect work surface over incorporating a ceramic sink.

### Rear Porch

3'7" x 3'3" (1.1m x 1m)  
Part glazed uPVC stable door to rear. Folding door through to...

### Separate WC

4'11" x 2'9" (1.5m x 0.84m)  
Fitted with a two piece white suite comprising an integral wash hand basin and W.C.

### Attic / Hobby Room

13'1" x 12'8" (4m x 3.86m)  
Conservation Guernsey roof light to rear.

## FIRST FLOOR

### Landing

13'10" (4.22) x 5'11" (1.8) & 3'1" (0.94) min. L-shaped.  
Staircase to second floor. Window to rear with views of the garden and Vale Mill beyond.

### Bedroom 2

10'6" x 11'10" (3.2m x 3.6m)  
Victorian cast iron feature fireplace.

### Bedroom 3

11'11" x 11'11" (3.63m x 3.63m)  
Stripped pine wooden floor. Victorian cast iron feature fireplace.

### Bathroom

10' x 5'11" (3.05m x 1.8m)  
Fitted with a white suite with free standing bath set on cast iron feet with telephone style shower mixer, W.C., pedestal wash hand basin, and shower enclosure.

### Bedroom 4

12'11" x 11'5" (3.94m x 3.48m)  
Victorian cast iron feature fireplace.

### Bedroom 5

12'4" x 11'6" (3.76m x 3.5m)  
Victorian cast iron feature fireplace

## SECOND FLOOR

### Main Bedroom Suite

25'11" x 16'9" (7.9m x 5.1m)  
Comprising...

### Dressing Area

The second floor is completely laid out to the main bedroom suite and includes a dressing area with run of fitted cupboards. Window to side and dormer window to front with distant sea views.

Exposed beams and eaves storage.

### Bedroom Area

Velux window to rear with roof top and distant sea views, dormer window to front with distant sea views. Exposed beams and eaves storage. Door to...

### Ensuite Shower Room

8'7" x 5'9" (2.62m x 1.75m)  
Fitted with a three piece white suite comprising corner shower cubicle, wash hand basin set in vanity cupboard W.C.

## OUTSIDE

### Front

To the front of the property is a pedestrian gate giving access on to a brick paved path which leads to the front door with gravelled gardens to either side bounded by granite walls.

### SIDE

To the side of the property a gravel driveway leads through to the rear.

### Rear

To the rear of the property is a large parking area with gates to a gravelled area in front of the two barns, with steps leading up to the conservatory and back door. At the end of the driveway there are two granite storerooms and two former pig styes with a large patio area beyond, ideal for alfresco dining, with cabling in place for a hot tub. Large lawned garden surrounded by mature shrubs and trees.

### Barn 1

17'2" x 15'10" (5.23m x 4.83m)  
Exposed granite walls. Concrete floors. Electricity. Electric roller door.

### Barn 2

18'8" x 15' (5.7m x 4.57m)  
Ladder to storage area above. Electricity. Electric roller door.

### Appliances

Belling Evolution cook centre range oven with stainless steel splashback, Belling extractor fan, Bosch dishwasher, AEG integrated freezer.

TRP 288 + 90

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains electricity and water, cesspit drainage. Full oil fired central heating.

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

**Price includes:** Carpets, curtains and light fittings.

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