



Rockview

Route de la Rocque Poisson, St. Pierre Du Bois, GY7 9HW

 x4  x2 **PERRYS 20B3 TRP 240**

- Four bedroom detached cottage
- Large separate outbuilding
- Versatile kitchen/breakfast room
- Enclosed rear garden
- Stunning west coast views
- Ample parking

£975,000

LOCAL MARKET

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





About Rockview

'Rockview' is a beautifully presented detached home enjoying breathtaking views across L'Eree. This charming cottage has been thoughtfully extended by the current owners to create a spacious and versatile four-bedroom family residence.

The well-appointed accommodation comprises three bedrooms on the ground floor, along with a cosy snug, separate utility room, and a generous kitchen/breakfast room. Upstairs, a large living room makes the most of the stunning outlook, accompanied by a superb primary bedroom with en-suite bathroom. Externally, the property offers ample parking, a substantial patio area, and an extensive lawned garden. Additional features include a separate outbuilding, wooden shed, summer house, greenhouse, and a further block-built outbuilding.

Combining flexible living space with an exceptional location, this wonderful family home must be viewed to be fully appreciated.

ACCOMMODATION COMPRISING

GROUND FLOOR

Porch

5'3" x 4'11" (1.6m x 1.5m)
Two windows to each side.

Snug

14'9" x 12'10" (4.5m x 3.9m)
Original exposed beams. Window overlooking L'Eree bay. Electric fireplace.

Hallway

18'1" x 3'3" (5.5m x 1m)

Bedroom 4

10'6" x 8'6" x 10'6" (3.2m x 2.6m x 3.2m)
Exposed beams. Pine fitted wardrobe space. Window providing aspect to the side of the property.

Bedroom 3

10'6" x 9'6" (3.2m x 2.9m)
Exposed beams. Fitted pine wardrobe. Window overlooking the rear of the property.

Bathroom

8'6" x 6'7" (2.6m x 2m)
Fitted with a three piece suite including a shower, WC and wash hand basin set into vanity unit with a wall mounted mirror. Marble effect tiled flooring.

Utility Room

6'7" x 5'11" (2m x 1.8m)
Fitted with a range of wall and base units. Door giving access to the side of the property.

Kitchen

16'5" x 15'1" (5m x 4.6m)
Fitted with arrange of wall and base units as fitted incorporating a 1 ½ bowl sink and drainer. Window providing aspect over the garden.

Breakfast Room

19' x 11'6" (5.8m x 3.5m)
Tiled flooring. Two windows to the side. Double doors opening to the garden. Wooden ceiling.

Bedroom 2

11'2" x 10'6" (3.4m x 3.2m)
Fitted wardrobe. Original beamed ceiling. One window providing view of L'Eree.

SECOND FLOOR

Living Room

20'8" x 12'2" (6.3m x 3.7m)
Two windows providing lovely views over L'Eree Bay. Fitted pine storage including a television unit. Velux window providing views onto the garden.

Bedroom 1

22'8" x 10'6" (6.9m x 3.2m)
Fitted wardrobe. Two Velux windows providing aspect over the side of the property.

Ensuite Shower Room

10'6" x 7'7" (3.2m x 2.3m)
Fitted with a four piece suite including, a shower, WC, bidet and wash hand basin set into vanity unit. Large Velux window providing aspect over the side of the property.

Outbuilding

23'4" x 10'10" (7.1m x 3.3m)
The outbuilding has a loft area and power supply.

OUTSIDE

Front

The front of the property is approached over a gravel area with parking for one car.

Rear

There is a gate with access to a large patio/parking area which then leads to an immaculately kept large lawned garden with views over the fields behind the property.

Garden

Three sheds and a small greenhouse.

Appliances

NEFF double oven, NEFF extractor fan, NEFF induction hob, NEFF integrated microwave, Hotpoint tumble dryer and AEG washing machine.

TRP: 240

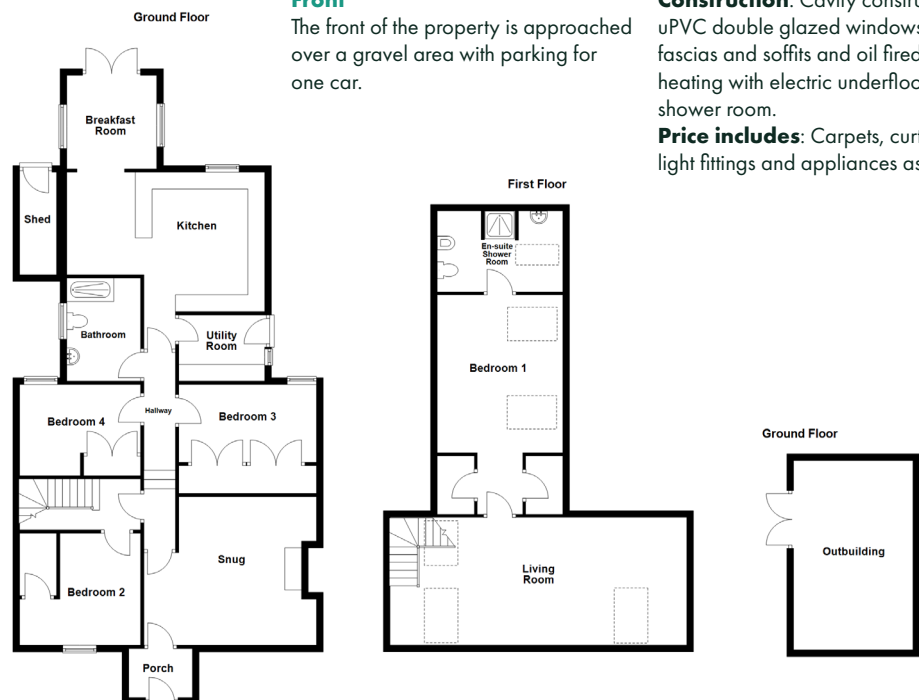
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage.

Construction: Cavity construction. uPVC double glazed windows, uPVC fascias and soffits and oil fired central heating with electric underfloor in the shower room.

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



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