



Le Hurel

Bouillon Road, St. Andrew, Guernsey, GY6 8YN

£1,195,000

LOCAL MARKET

Beautiful characterful family home | Four bedrooms over three floors | Lovely location in St Andrew

Stylishly appointed throughout | Charming reception rooms

Wonderful gardens, garage & parking



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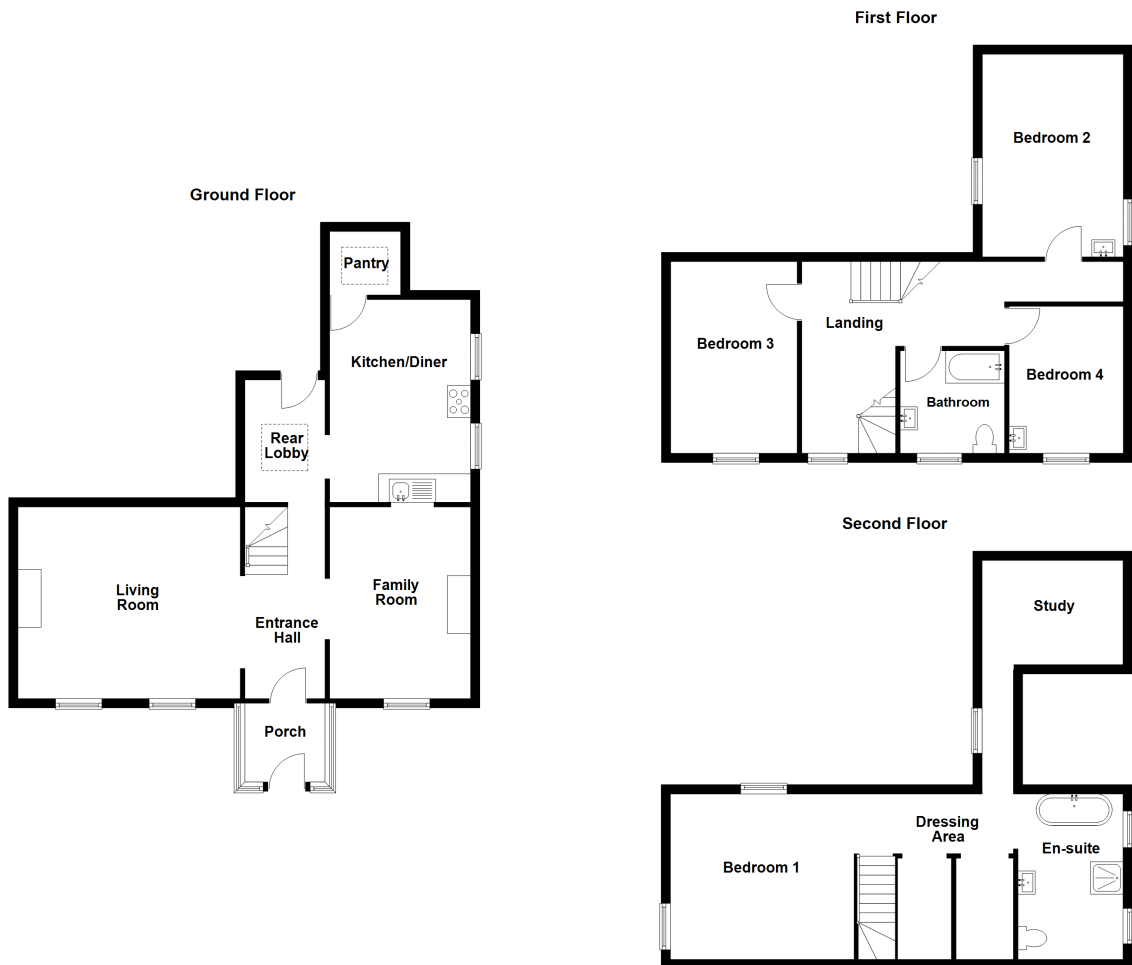












About Le Hurel

Nestled in a hillside, this charming characterful property is located in a super location in St Andrew. 'Le Hurel' has been comprehensively upgraded and beautifully appointed by the current owner and offers delightful accommodation over three floors. At the heart of the property are three reception rooms, two of which feature working fireplaces and the four bedrooms are complimented by two bath/shower rooms. Outside are beautiful gardens, a garage and plenty of parking. A simply magical family home.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

5'1" x 5'9" (1.55m x 1.75m)

Entrance Hall

14'5" x 6'7" (4.4m x 2m)

Original flagstone floor. Staircase to first floor.

Sitting Room

13'1" x 14'4" (4m x 4.37m)

Open fireplace. Two windows to front.

TV Room/Snug

11'2" x 14'5" (3.4m x 4.4m)

Window to front. Wood burning stove.

Rear hallway

8'2" x 11'10" (2.5m x 3.6m)

Glazed door to rear. Doorway to...

Kitchen

16'9" x 10'10" (5.1m x 3.3m)

Window to side. Window to rear garden.

Pantry

4'3" x 4'3" (1.3m x 1.3m)

FIRST FLOOR

Landing

14'9" x 15'1" (4.5m x 4.6m)

Bedroom

14'3" x 8'10" (4.34m x 2.7m)

Window to front.

Bathroom

6'7" x 7'3" (2m x 2.2m)

Three piece white suite. Window to front.

Bedroom 3

10'11" x 8'2" (3.33m x 2.5m)

Corner wash hand basin. Window to front.

Passage

9'2" x 2'11" (2.8m x 0.9m)

Bedroom 1

16'5" x 11'4" (5m x 3.45m)

One window to side. Two windows to opposite side. Wash hand basin.

SECOND FLOOR

Master Bedroom

13'9" x 12'10" (4.2m x 3.9m)

Dormer window to rear.

Bathroom

Four piece suite.

TWO WALK IN WARDROBES

Passage

10'2" x 11'6" (3.1m x 3.5m)

Two Velux' and window to side.

Appliances

Brittania cooker. Miele dishwasher. Double bowl copper sink. Brittania American style fridge with ice maker.

OUTSIDE

The property is approached over a driveway where there is parking for numerous vehicles and a double garage. There is a delightful sunny al fresco dining area in front of the house, lovely terraced lawns, a vegetable plot and summer house and greenhouse.

TRP: 287

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity. Cesspit drainage. Wood pellet burning boiler. Wood single glazed windows.

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

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