

**SOLE
AGENT**



La Soufleurse

La Rue Du Hamel, Castel, Guernsey, GY5 7QJ

 x5  x3 **PERRYS 13G4 TRP 273**

- Fantastic, architect-designed family home
- Elevated Richmond location
- Spacious living area at the heart of the house
- Five bedrooms (three in main house, two in wing)
- Three shower/bathrooms (two in main house – one ensuite, one in wing)
- Lovely gardens with panoramic views
- Parking and garage
- No onward chain

£1,250,000

LOCAL MARKET

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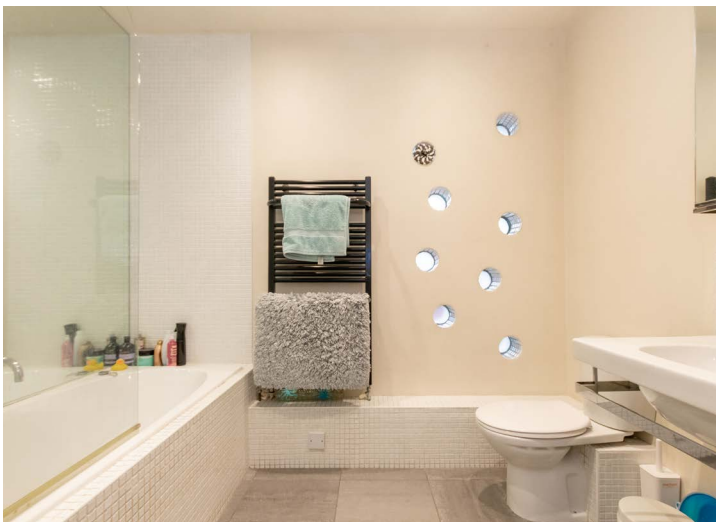


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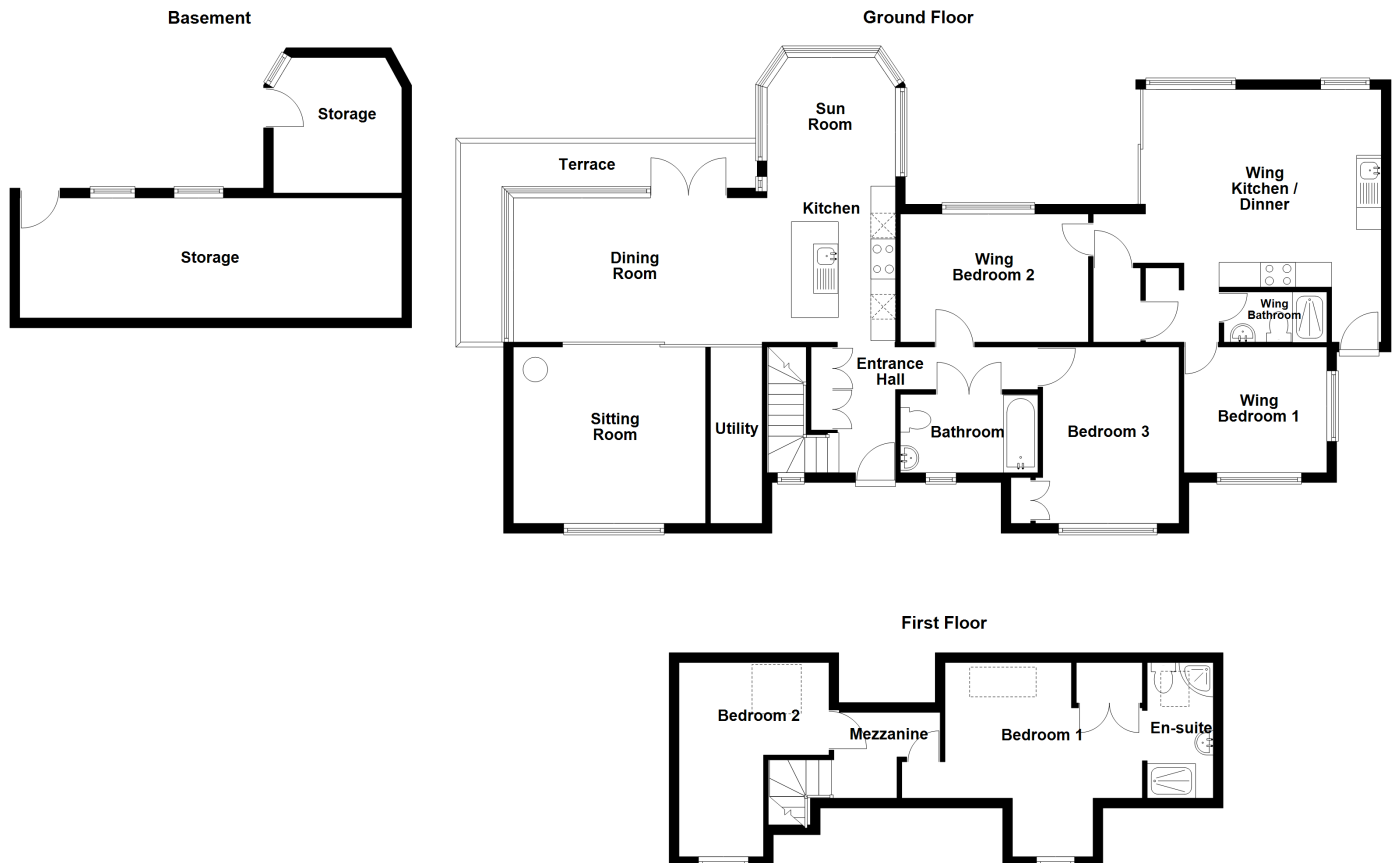




The Wing







About La Soufleurresse

La Soufleurresse is a fantastic family home located in an elevated Richmond location. The architect-designed property is full of joyful characteristics, offering moments of delight in almost every space. The accommodation is incredibly versatile currently offering a three-bed main house, and two-bed wing, the latter which could be easily re-integrated to the main house. The main house's accommodation comprises at its heart a large, vaulted-ceiling, light-filled kitchen and dining space benefitting from separate, but connected, conservatory, snug and utility room. Additionally on the ground floor is the third bedroom serviced by a family bathroom, and, currently blocked, the wing's second bedroom. Upstairs are two further double bedrooms, accessed via a fabulous glass-balustraded mezzanine landing, both with ample storage, with the main bedroom possessing a dressing area and ensuite bathroom. Mirroring the main house, the kitchen and dining space acts as the central hub of the wing. There are two double bedrooms, shower room, and handy dual-accessed storage space.

The external space at La Soufleurresse is equally expansive and versatile. At the front is ample parking for both the main house and wing, whilst to the rear is a large lawn split into two distinct areas. A terrace that wraps around the elevated living space exploits the lovely panoramic Richmond views, which can be seen from almost every room in the house. Available with no onward chain, La Soufleurresse is a truly unique and subsequently special house that now awaits its next generation of owners.

ACCOMMODATION COMPRISING

Entrance Hall

14'9" (4.5) x 10'2" (3.1) approximately

Partially frosted glazed door to front. Two understairs cupboards. Blocked door to the Wing (which could be reinstated). Double doors to the bathroom. 1.6m opening into...

Bathroom

8'10" x 3'11" (2.7m x 1.2m)

Three piece suite of bath with shower over, wash hand basin and W.C. A number of small, ocular windows. Partly mosaic walls. Tiled floor.

Kitchen / Dining Area

26'3" x 14'9" (8m x 4.5m)

The kitchen is fitted with a run of wood effect wall and base units with a glass work surface and a large island - home to a large stainless steel sink - with space for up to three bar stools. Pull-out vertical larder drawers. Fully glazed sliding doors leading out onto the terrace. Two sides of glazing providing an aspect towards Richmond. Bench below the windows. 2.3m opening to the Snug and 2.3m opening into the Conservatory. High level stone bar between Kitchen and Conservatory. Tiled floor.

Utility Room

9'10" x 5'3" (3m x 1.6m)

Large sliding door from Kitchen/ Dining area. Laminate worktop. Belfast sink with a tiled splashback. Samsung washing machine, Miele tumble dryer. Tiled floor.

Snug

13'1" x 11'6" (4m x 3.5m)

Large sliding door from Kitchen/ Dining area. Wood burner. Large window to front. Solid wood flooring.

Conservatory

Glazed on three sides with solid roof over. Fantastic views over Richmond.

Bedroom 3

12'6" x 10'6" (3.8m x 3.2m)

Large window to front. Cupboard. Wood laminate flooring.

FIRST FLOOR

Landing

11'10" x 6'7" (3.6m x 2m)

Glass balustrades on both sides. Carpeted.

Bedroom 2

12'6" x 11'6" (3.8m x 3.5m)

Velux window to rear. Eaves storage with window at the end. Carpeted.

Bedroom 1

21'4" x 11'6" (6.5m x 3.5m)

Two Velux windows to rear. Dressing area. Carpeted. Two steps down to...

Ensuite Bathroom

9'2" x 6'7" (2.8m x 2m)

Four piece suite of corner bath, shower, wash hand basin and W.C. Partially tiled walls. Velux window to rear and Velux window to side. Tiled floor.

WING

Open Plan Living / Kitchen / Dining Area

19' x 17'1" (5.8m x 5.2m)

Partially frosted glazed door to front. The kitchen is fitted with a range of duck egg blue base units with a grey stone effect laminate work surface over incorporating a black matt sink and drainer. Window and fully glazed double doors leading to the rear with views towards Richmond. Tiled floor.

Rear Hall

7'3" x 6'7" L-shaped (2.2m x 2m L-shaped)

Storage space.

Rear Lobby

4'7" x 2'7" (1.4m x 0.79m)

Dual aspect access cupboard housing the hot water cylinder and storage.

Bedroom 2

12'2" x 11'10" (3.7m x 3.6m)

Window to rear. Blocked door to main house (which could be reinstated). Solid wood flooring.

Bedroom 1

11'2" x 9'10" (3.4m x 3m)

Window to front and window to side. Fitted storage. Solid wood flooring.

Shower Room

7'3" x 4'11" (2.2m x 1.5m)

Three piece suite of shower, wash hand basin and W.C. Frosted window to side. Fully tiled.

OUTSIDE

Front

Tessellated brick paved driveway with parking for up to five vehicles. Electric car point.

Rear

Accessed via the front, main house Conservatory and Wing Kitchen, the terrace extends to the rear of the property where it turns into a gravelled path that gently declines into a tessellated brick paved path leading to the main garden. The lower lawn is home to solar panels and bounded on three sides by hedge and low level granite walls. To the rear of the property at Basement level there is access to two storerooms, and concrete steps lead down to a lower tier with a concrete base which could be used for storage. Paved steps lead back up to the Kitchen/ Dining Area and around to the front.

Storeroom 1

11'6" x 9'10" (3.5m x 3m)

Window to rear.

Storeroom 2

15'9" x 11'6" (4.8m x 3.5m)

Two windows to rear.

Appliances

Four ring Hotpoint hob, extractor fan, integrated Bosch fridge/freezer, Miele dishwasher, Hotpoint oven, integrated Hotpoint microwave.

Wing: Zanussi oven, Hotpoint induction hob, Gionien extractor fan, freestanding Bosch fridge/freezer, Bosch slimline dishwasher.

TRP: 273

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Electric heating. Solar panels and Tesla battery.

Construction: Block. uPVC double glazed windows. uPVC fascias and soffits.

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

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