



La Retraite

Local Market



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Rue Du Planel, Torteval, GY8 ORF

LOCAL MARKET

£2,300,000

This stunning cedar clad home has been thoroughly renovated and substantially extended and offers an incredible abundance of space throughout. Providing a minimum of five bedrooms and five bath / shower rooms, the undoubted highlight is the decadent primary bedroom which encompasses 650 sq ft alone, not including the large five piece bathroom and separate comprehensively furnished walk in dressing room. The reception area comprises one substantial 10 m x 10 m Living / Dining / Kitchen area, including a lovely sage green Villeroy & Boch kitchen, and an adjacent snug or home office. The property is flooded by light throughout, thanks to a multitude of windows and doors which also serve to provide delightful rural views throughout. Externally there is a double garage, plenty of parking and wrap around gardens which truly do enjoy the sun all day long. A remarkable home that really does provide the dream of low maintenance living with a definite wow factor.





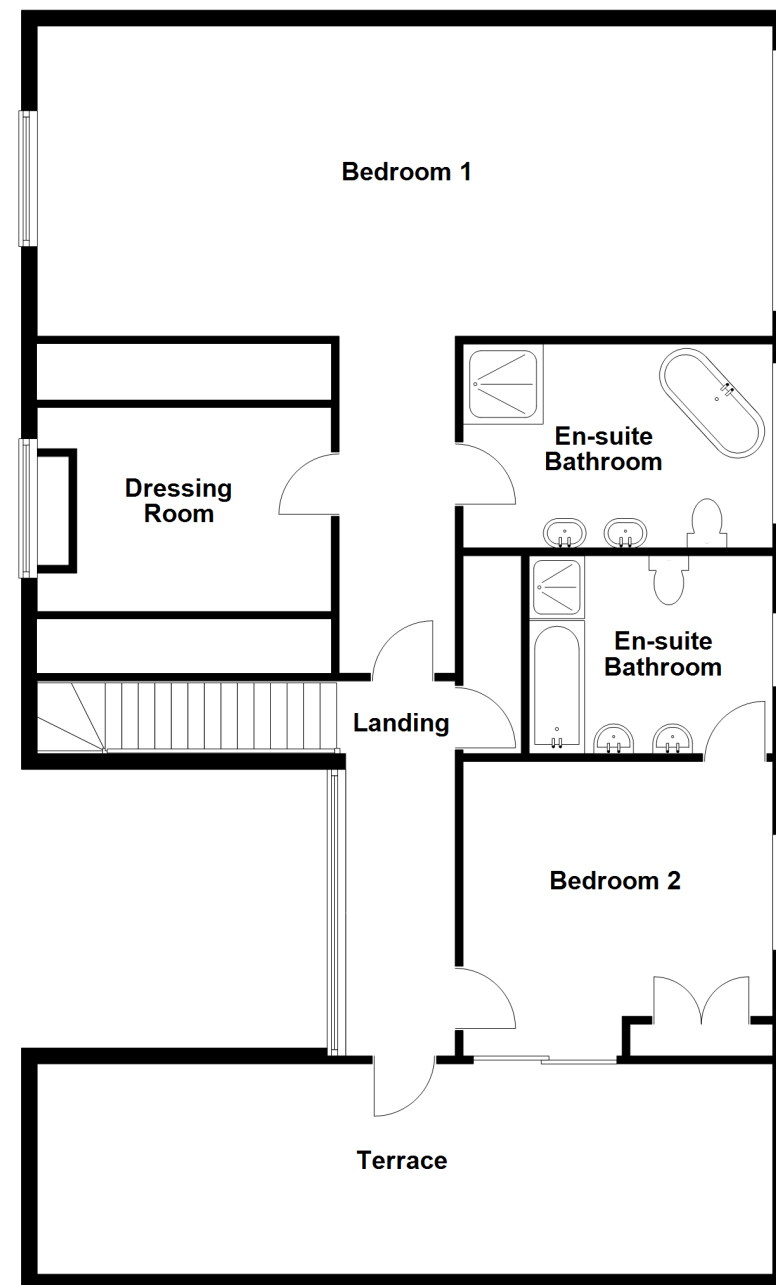




Ground Floor



First Floor



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall
34’3” (10.43) x 12’1” (3.69) max & 6’1” (1.85) min
Large door to front with frosted glass side screens. Wood effect flooring. Door to integral Double Garage.

Walk-In Storage Cupboard
8’10” x 3’9” (2.7m x 1.14m)
Wood effect flooring.

Separate WC / Utility Room
10’10” x 5’6” (3.3m x 1.68m)
Smart run of white units with work surface over incorporating stainless steel square sink. Wall mounted wash hand basin set in vanity unit with storage cupboards below and low flush wc. Cupboard housing AEG washing machine and AEG tumble dryer. Wood effect flooring. Window to side.

Bedroom 5
11’8” x 11’5” (3.56m x 3.48m)
Large window to front.

Ensuite Shower Room
9’3” x 5’6” (2.82m x 1.68m)
Smart three piece white suite of corner shower cubicle, circular wash hand basin set on vanity unit with storage cupboards below and concealed low flush wc. Window to side providing a highly attractive rural aspect. Wood effect flooring.

Bedroom 4
11’8” x 11’2” (3.56m x 3.4m)
Large window to side providing attractive aspect over the gardens.

Ensuite Shower Room
8’ x 7’3” (2.44m x 2.2m)
Stylish three piece white suite of walk-in shower area, circular wash hand basin set on vanity unit with storage cupboards below and concealed low flush wc. Large window to side providing aspect over the gardens. Wood effect flooring.

Bedroom 3
11’11” x 11’8” (3.63m x 3.56m)
Large window to side providing attractive rural aspect.

Ensuite Shower Room
9’3” x 5’6” (2.82m x 1.68m)
Stylish three piece white suite of walk-in shower area, circular wash hand basin set on vanity unit with storage cupboards below and concealed low flush wc. Wood effect flooring.

Kitchen / Dining / Living Room
34’9” x 33’1” (10.6m x 10.08m)
A quite stunning open space, laid to wood effect flooring ,with three sets of sliding double doors and two further fixed windows all combining to provide a beautiful aspect over the gardens and fields alongside. Wood clad wall with oak staircase alongside incorporating glazed balustrade. Double height vaulted area with further high level windows to side. The room is split into two distinct areas and separated by a feature wall incorporating floor to ceiling illuminated recessed display niches and electric log effect fire. The Kitchen area is fitted with a range of sage Villeroy & Boch wall and base units (incorporating automated lighting upon opening) with marble effect work surfaces, matching cupboards and a Villeroy & Boch ceramic sink. Central island unit incorporating breakfast bar area for three people. Three floor-to-ceiling glazed display cabinets incorporating lighting.

Office / Snug
19’9” x 9’9” (6.02m x 2.97m)
Windows to front and rear. Wood effect flooring.

FIRST FLOOR

Landing
19’ x 5’8” (5.8m x 1.73m)
A lovely double height space with oak and glass balustrade, the whole enjoying an open aspect onto the Living area below with double height windows to side providing an attractive aspect over adjacent agricultural land.

Walk-In Storage Cupboard
9’1” x 3’10” (2.77m x 1.17m)
Wood effect flooring.

Terrace
34’2” x 12’7” (10.41m x 3.84m)
Laid to decking with glass balustrade on two sides, the whole providing a south facing aspect with rural, sea and church views.

Bedroom 2
16’10” x 13’8” (5.13m x 4.17m)
Fitted double wardrobe. Large window to side and pair of glazed sliding doors to rear, the former providing attractive rural aspect towards St Peter’s Church and the latter giving access onto the aforementioned terrace and views.

Ensuite Shower Room
12’7” x 8’10” (3.84m x 2.7m)
Stylish five piece white suite of walk-in shower area, twin ended bath, twin circular wash hand basins set on vanity unit with storage cupboards below and concealed low flush wc. Wood effect flooring. Large window side providing attractive rural aspect towards St Peter’s Church.

Bedroom 1
31’8” x 19’5” (9.65m x 5.92m)
A quite stunning space incorporating a large run of windows to one side providing a rural aspect towards St Peter’s Church and a large fixed window to the other side providing superb agricultural views.

Dressing Room
14’2” x 9’9” (4.32m x 2.97m)
Stylishly fitted with an extensive range of open hanging rails, shelving, storage compartments and chest of drawers. High level window to side.

Ensuite Bathroom
17’1” x 10’2” (5.2m x 3.1m)
Superb five piece white suite of walk-in shower area, twin ended bath, twin circular wash hand basins set on vanity unit with storage cupboards below and concealed low flush wc. Wood effect flooring. Large window side providing attractive rural aspect towards St Peter’s Church.

OUTSIDE

Front
The property is approached through rendered gate pillars onto a brick paved parking area providing space for a substantial number of cars in front of, and to one side of, the...

Double Garage
21’ x 21’ (6.4m x 6.4m)
Incorporating two floor-to-ceiling cupboards, one housing electric meters and the other an immersion heater and pressurised water system. Electrically operated up-and-over door to front. Half glazed door to side.

Side
A paved pathway leads down the side of the property, with a small lawned area alongside, the whole providing an attractive open aspect over a field alongside and continues onto the...

Rear & Far Side
Where there is an enclosed lawned garden on two sides and a large paved patio area to the immediate rear of the Kitchen / Dining / Family Room. The gardens are south facing and as a consequence enjoy sun throughout the majority of the day, the whole being bounded by low height earth banks on two sides and mature escallonia hedge to the rear.

Appliances
Two Siemens electric double ovens, Siemens combination oven/microwave, Siemens steamer oven, Novy induction hob with built in pop up extractor and minimalistic lighting unit over, Kuppersbusch dishwasher, integrated Neff 6’ fridge, AEG washing machine and AEG tumble dryer.

TRP: TBC
Viewing: BY APPOINTMENT
Possession: BY ARRANGEMENT
Services: All mains (cesspit pumped to mains drains in road). Full electric heating (with underfloor heating to ground floor, all bathrooms and the first floor landing)
Construction: Mix of single block and cavity build, all externally clad in P3 and lined internally. Aluminium windows. Zinc roof, fascias, soffits and downpipes.
Price includes: Carpets, curtains, light fittings and appliances as listed.

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