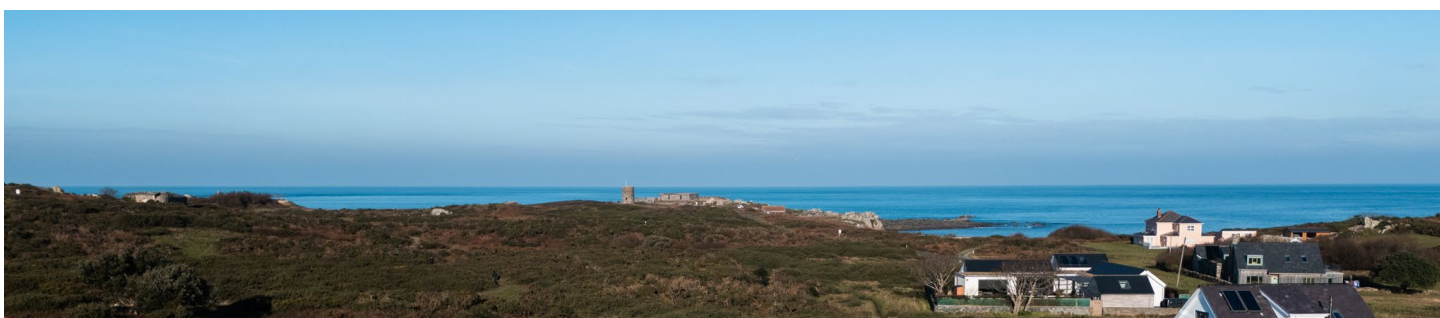


SOLE
AGENT



Beauvoir

La Fontnelles, Vale, Guernsey, GY3 5BD

 x3  x1 **PERRYS 7 F2 TRP 161**

- Prime L'Anresse Location
- Spectacular countryside and sea views
- Spacious and well-designed bungalow
- Three generously sized bedrooms
- Separate lounge and kitchen with potential for enhancement
- Opportunity to modernise and extend
- Includes workshop, garden, and parking

£795,000

LOCAL MARKET

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





About Beauvoir

Situated in a prime location on L'Ancrese Common, Beauvoir is a three-bedroom detached bungalow offering significant potential for cosmetic modernisation. The property boasts stunning views of the surrounding countryside and coastline. The accommodation includes three generously proportioned bedrooms, a lounge, a kitchen with an AGA, a bathroom, and a separate utility room. Outside, the property features a paved garden, a spacious block-built workshop, and parking. The vendors have approved plans to extend the property to the rear and convert the loft space, providing a prospective buyer with an excellent opportunity to customise and enhance this charming home.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

19'3" x 4' (5.87m x 1.22m)

Underfloor heating.

Bedroom 1

13'4" x 12'8" (4.06m x 3.86m)

Bedroom 2

13' x 12'1" (3.96m x 3.68m)

Bedroom 3

13'1" x 12'8" (4m x 3.86m)

Lounge

13' x 12'5" (3.96m x 3.78m)

Working fireplace. Views over the common.

Kitchen

18'8" x 12'1" (5.7m x 3.68m)

Fitted with a range of base units with work surface over incorporating single bowl stainless steel sink. Pantry cupboard. Dual aspect over the common and the sea beyond. Stable door giving access to the rear garden.

Inner Hallway

10'10" x 4'8" (3.3m x 1.42m)

Bathroom

6'6" x 6'6" (1.98m x 1.98m)

Two piece suite of bath with shower over including rain shower head, wash hand basin set into vanity unit. Underfloor heating.

Separate WC

6'7" x 2'11" (2m x 0.9m)

Two piece suite of wash hand basin set onto vanity unit and W.C. Underfloor heating.

OUTSIDE

Front

Pathway with access to the front door.

Rear

Where there is a low maintenance hard paved area surrounded by granite wall. Fantastic views over the common and sea beyond.

Outbuilding

18'4" x 11'7" (5.6m x 3.53m)

Storage space above. Power supply.

Appliances

Aga freestanding Beko fridge/freezer.

TRP: 161

Viewing: BY APPOINTMENT

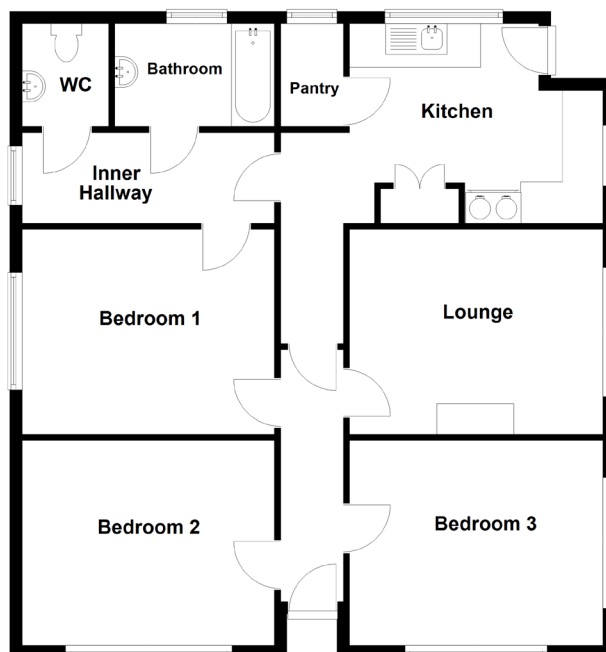
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Some electric radiators. Underfloor heating in the hallway, bathroom and W.C. Oil fired Aga heats the hot water.

Construction: Single block. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



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