



Headlands

Rohais De Haut, St. Andrew, Guernsey, GY6 8SS

£1,095,000

Superb four bedroom detached home I Lovely views towards the North West coast

Three bath or shower rooms I Stylish kitchen / breakfast / dining room

Quiet and private location within easy reach of Town I Spacious light filled reception rooms

Garage & plenty of parking I Low maintenance lawned and decked gardens



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





About Headlands

An excellent opportunity to acquire a superb detached family home occupying a quiet and private position, while remaining within easy reach of St Peter Port and the island's excellent amenities. Beautifully presented throughout, the property offers spacious, light-filled accommodation designed for modern family living. At the heart of the home is a stylish open-plan kitchen, breakfast and dining room, creating the perfect space for everyday living and entertaining. This is complemented by generous reception rooms that enjoy an abundance of natural light and take full advantage of the delightful outlook across neighbouring agricultural land towards the North West coast. The accommodation comprises four well-proportioned bedrooms and three bath or shower rooms, providing flexible space for families or those welcoming guests. Externally, the property offers a garage, ample parking for several vehicles and attractive, low-maintenance lawned and decked gardens, ideal for outdoor dining and relaxation while enjoying the peaceful surroundings and far-reaching rural views. Combining privacy, generous accommodation and a convenient location, this is a wonderful family home that is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Porch

5'3" x 9'1" (1.6m x 2.77m)
uPVC double glazed structure built on low height walls with glazed door to front. Tiled floor.

Entrance Hall

8'9" x 9'11" (2.67m x 3.02m)

Kitchen/Breakfast Room

22'2" x 11'10" (6.76m x 3.6m)
Fitted with a range of high gloss wall and base units with granite work surfaces over incorporating a 1½ bowl sink and drainer. Breakfast bar for two people. Space for dining table. Large window to front.

Inner Hallway

13'1" x 8'4" (4m x 2.54m)
Storage cupboard

Utility Room

5'2" x 7'3" (1.57m x 2.2m)
Space and plumbing for washing machine and space for a tumble dryer.

Dining Room

17'8" x 10'7" (5.38m x 3.23m)
Bi-fold doors. Views across island towards the north west coast.

Sitting Room

24'8" x 13'7" (7.52m x 4.14m)
A lovely large room incorporating a feature fireplace set in Adam style surround with marble inset and hearth. Two pairs of bi-fold doors providing views across the island and towards the north west coast. Central atrium rooflight.

Side Hallway

21'3" x 7'5" (6.48m x 2.26m)

Staircase to First Floor.
Storage cupboard.

Separate WC

6'7" x 4'11" (2m x 1.5m)
Two piece white suite of wash hand basin and low flush wc.

Bedroom 3

11'1" x 12'8" (3.38m x 3.86m)

Bedroom 4

12'7" x 10' (3.84m x 3.05m)
Two piece white suite of wash hand basin and low flush wc.

Shower Room

6'7" x 7'11" (2m x 2.41m)
Three piece white suite of walk-in shower cubicle, wash hand basin set in vanity unit with storage below and concealed low flush wc. Window to rear.

FIRST FLOOR

Landing

7'7" x 3'2" (2.3m x 0.97m)
Window to rear with views across the islands towards the north west coast.

Bedroom 2

15'11" x 8'8" (4.85m x 2.64m)
Offers wonderful views over neighbouring fields towards the north west coast.

Ensuite Bathroom

9'7" x 6'5" (2.92m x 1.96m)
Three piece white suite of bath with shower over, wash hand basin set in vanity unit with storage below and low flush wc. Large velux window to front.

Bedroom 1

12'9" x 15'7" (3.89m x 4.75m)
Lovely large room enjoying the wonderful views over neighbouring fields towards the north west coast. Two velux windows.

Ensuite Wet Room

7'9" x 7'1" (2.36m x 2.16m)
Stylish suite of walk-in shower area, wash hand basin and concealed low flush wc. Velux window.

Dressing Room

15'5" x 4'7" (4.7m x 1.4m)
Window to side.

EXTERIOR

The property is approached via a right-of-way over a private track and from where a gate leads onto the driveway providing parking for a substantial number of cars. Steps lead to a paved patio area across the front of the property whilst the driveway extends around to the...

Garage

24'6" x 8'4" (7.47m x 2.54m)
Up-and-over door to front.

Rear Exterior

Pathways to either side of the property give access onto the rear, where there is a small private garden laid to lawn and a decked patio area which runs across almost the whole width of the house, offering wonderful views across agricultural land and towards the north west of the island and coast.

Appliances

Neff ceramic hob, stainless steel extractor fan, Bosch electric oven, Bosch convection oven, Bosch microwave, two Neff fridge/freezers, Neff dishwasher.

TRP: 297

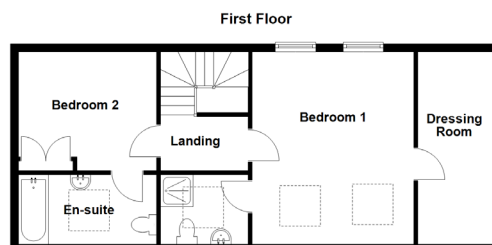
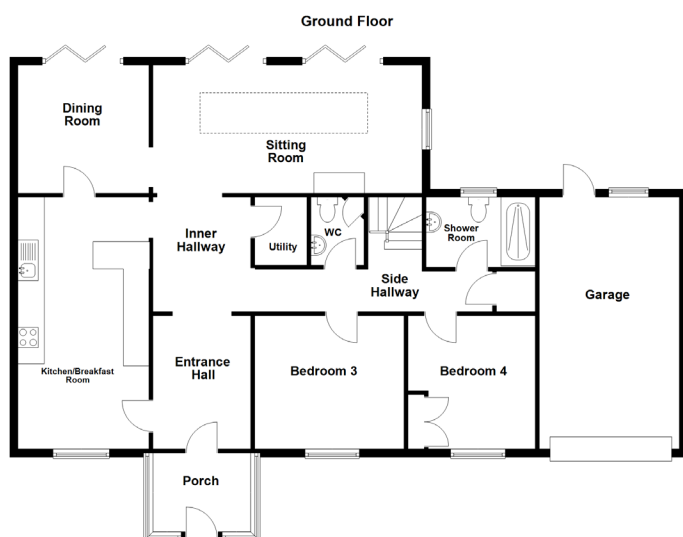
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity. Cesspit drainage. Oil fired central heating.

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

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



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