



Les Loumaies

Route Du Grand Port, St. Pierre Du Bois

£995,000

Local Market



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



Frontline bungalow with panoramic Rocquaine bay views

Open-plan living/kitchen/dining

Two ensuite bedrooms

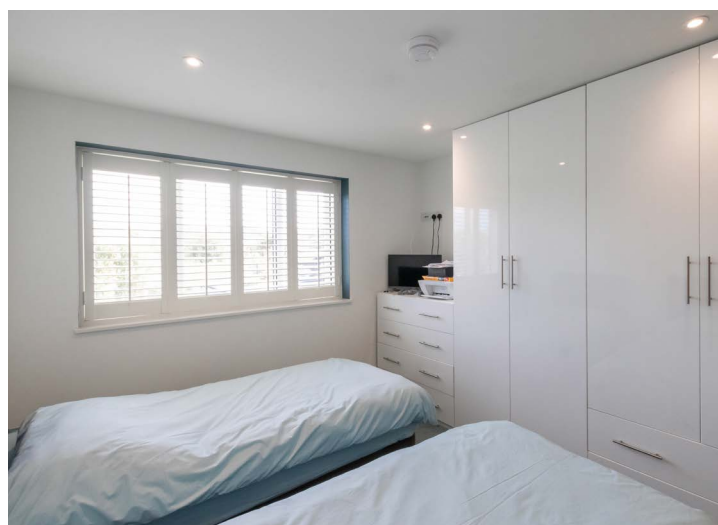
Landscaped rear garden

Log cabin pub with wood burner and outdoor kitchen

Ample parking and front alfresco space

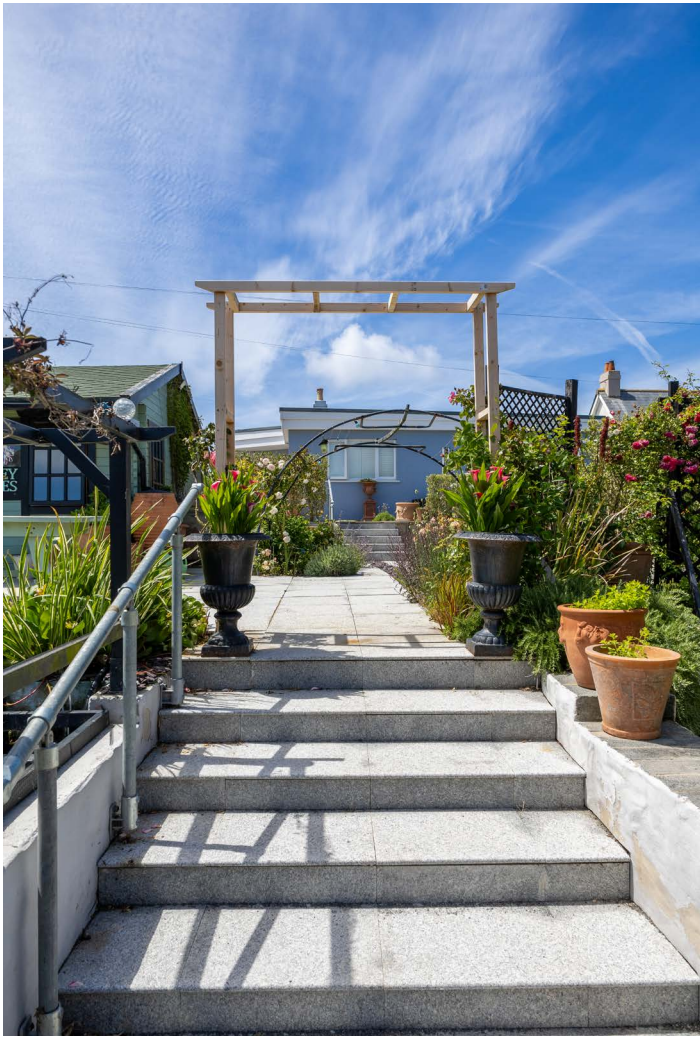




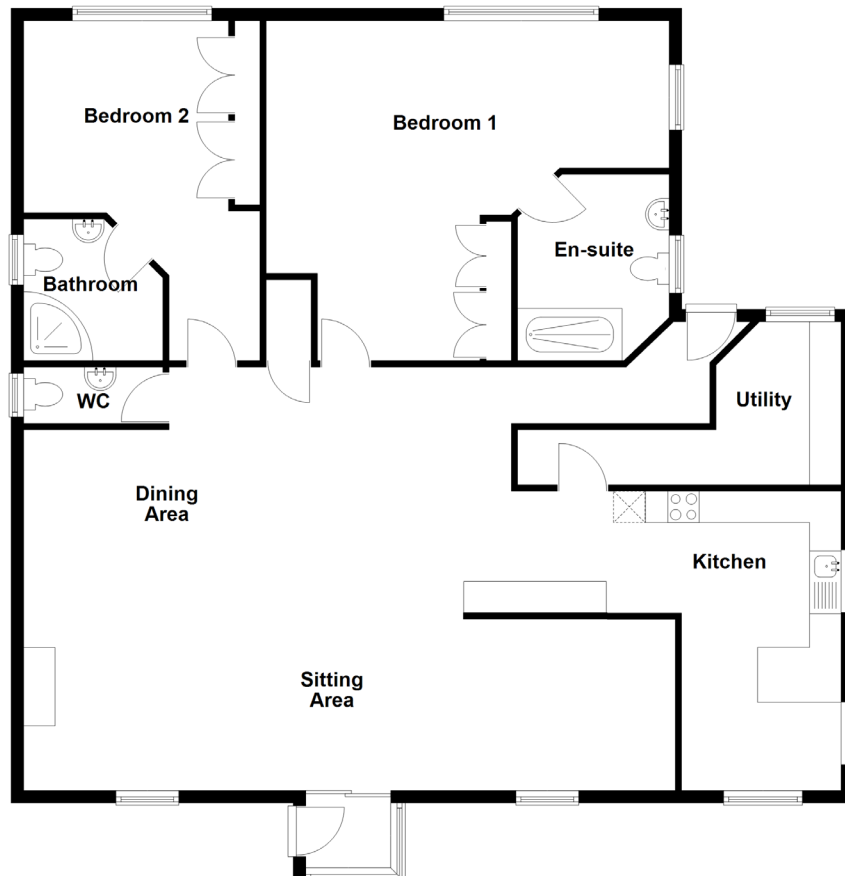








Ground Floor





About Les Loumaies

Les Loumaies is an immaculately presented bungalow occupying a prime frontline position, offering breathtaking panoramic views over Rocquaine Bay. Recently comprehensively redeveloped, the property features a bright and spacious open-plan lounge with breathtaking sea views, dining area, and eat-in kitchen. There are two well-proportioned bedrooms, both with ensuite facilities, a guest WC, and a separate utility room.

To the rear, the professionally landscaped garden boasts a generous patio area complete with a pétanque arena, koi fish pond, greenhouse, and garden shed. A standout feature is the charming log cabin with a wood-burning stove, currently enjoyed as a much-loved home pub, perfectly complemented by an outdoor kitchen and WC.

To the side, there is ample parking, while the front of the property offers a delightful alfresco space ideal for soaking up the coastal setting. Viewing is highly recommended to fully appreciate the lifestyle this unique home has to offer.

ACCOMMODATION COMPRISING

Entrance Porch

5'10" x 4'7" (1.78m x 1.4m)
Pocket doors leading to...

Lounge

23'5" x 10'6" (7.14m x 3.2m)
Wood burning stove. Fantastic views out to sea and towards Les Hanois lighthouse. 3.67m opening to...

Dining Area

17'1" x 10'10" (5.2m x 3.3m)

Kitchen

16'4" x 11'3" (4.98m x 3.43m)
Fitted with a range of wall and base units with stone work surface over incorporating a double bowl Villeroy and Boch ceramic sink. Overhanging stone work surface on the window sill provide a breakfast / seating area looking out to sea.

Utility Room

15'5" (4.69) max & 4'5" (1.35) min x 7' (2.13) max & 3'1" (0.93) min
Fitted with a range of wall and base units with stone work surfaces over incorporating double bowl Villeroy & Boch ceramic sink.

Separate WC

7'2" x 3'2" (2.18m x 0.97m)
Wall mounted wash hand basin set into vanity unit and wall mounted W.C.

Bedroom 1

15'3" x 10'11" (4.65m x 3.33m)

Dressing Room

7'9" x 5'10" (2.36m x 1.78m)

Ensuite Shower Room

9'10" x 5'8" (3m x 1.73m)
Large shower with hand held and rain shower head, wash hand basin set into a vanity unit and wall mounted W.C.

Bedroom 2

13'6" x 10'6" (4.11m x 3.2m)
Extensive run of fitted bedroom furniture.

Ensuite shower Room

6'6" x 6'4" (1.98m x 1.93m)
Fitted with a three piece suite of shower enclosure with hand held and rain shower head, wall mounted wash hand basin set into vanity unit and wall mounted W.C.

Attic - storage

Loft ladder giving access from the lounge, fully floored with lighting and a lined ceiling

OUTSIDE

Front

There is a large tarmac area providing parking for multiple vehicles. There is a patio giving fantastic views out to sea and towards Les Hanois lighthouse and Pleinmont point.

Side

This leads to further parking area on a gravelled area with an additional patio.

Rear

Steps lead down to a mature, professionally designed landscaped garden with paved slabs and large patio area, there are further steps leading down to a pétanque area and Koi fish pond along with a further brick paved area where there is a small domestic greenhouse and a shed.

Log Cabin

18'7" x 16'10" (5.66m x 5.13m)
Fantastic entertaining area. Fitted with power and water supply. Built-in bar.

Outside the log cabin is a covered outdoor kitchen. A path leads down the side of the log cabin to a W.C. and wash hand basin

Appliances

Bosch induction hob with built-in extractor fan, Bosch double oven, Bosch microwave, Bosch warming drawer, integrated Bosch dishwasher, freestanding Hotpoint fridge, freestanding Hotpoint washing machine, freestanding Indesit tumble dryer, freestanding Miele freezer, Hotpoint dishwasher, Igenix fridge, wine fridge.

TRP: 212

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Full electric underfloor heating.

Construction: Granite (insulated and cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

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