



Le Courtil Prey

La Route Des Capelles, St. Sampson, Guernsey, GY2 4GN

£975,000

LOCAL MARKET SOLE AGENT

Charming period cottage | Plenty of living accommodation | Two large bedrooms

Mezzanine level and separate snug | Garage and ample parking

Beautiful private garden | Separate Orchard with gated access

Excellent St Sampson location



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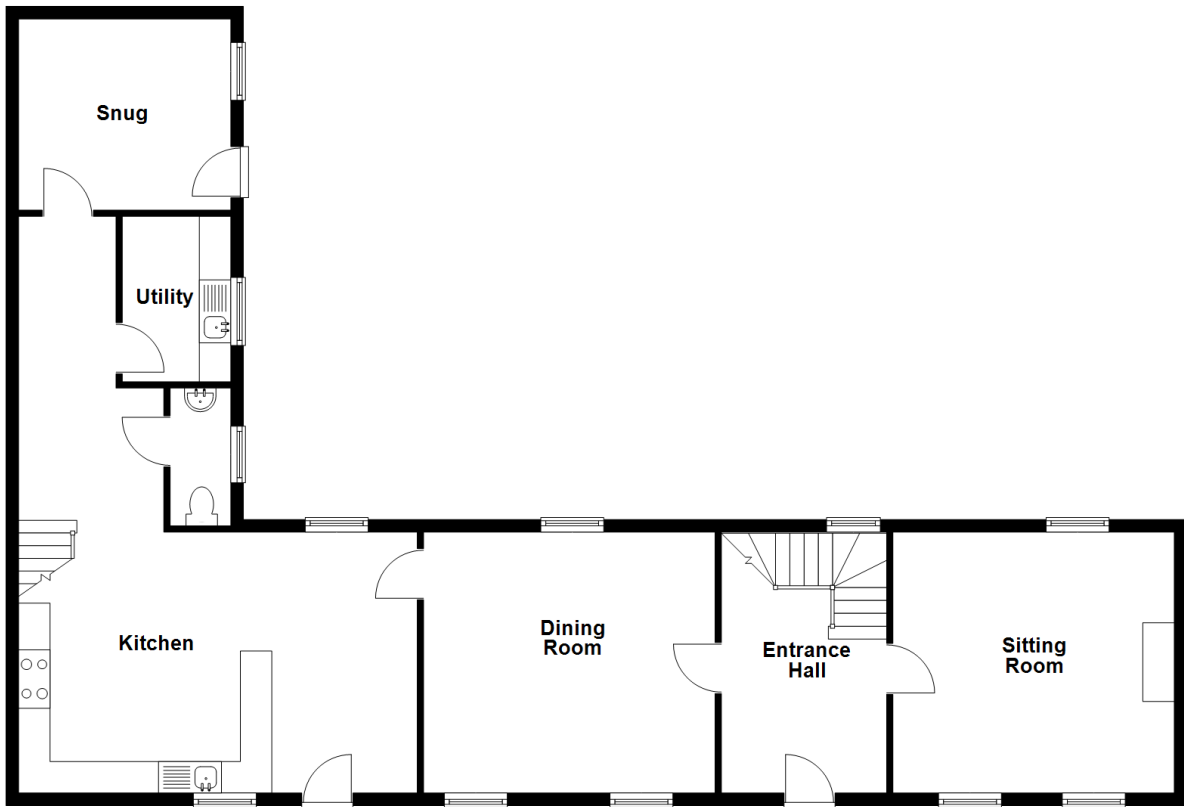




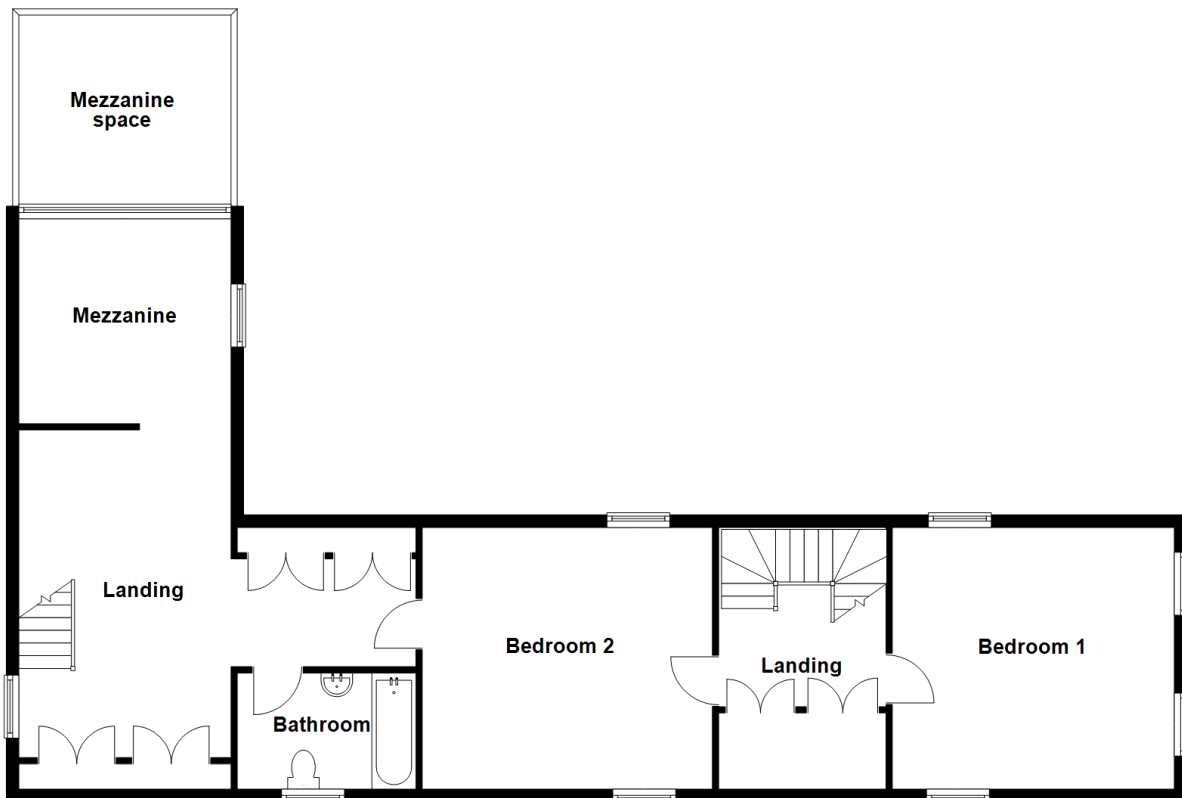




Ground Floor



First Floor



About Le Courtil Prey

Tucked away down its own private track, Le Courtil Prey is a delightful two-bedroom period home offering generous living space and unique character throughout. The ground floor features a spacious kitchen-diner, a separate formal dining room, a cosy lounge, utility room, and a charming snug with a vaulted ceiling that adds to the property's distinctive appeal. Upstairs, there are two large double bedrooms, a family bathroom, landing/study and a mezzanine level that overlooks the snug, creating a wonderful sense of space and openness. The property sits on a generous plot. Directly to the front of the house, you'll find a secure, gated lawn, greenhouse, shed and pond. The rear of the property includes a gravelled path and courtyard with gated access leading directly onto the main road.. Uniquely, further down the track the property also benefits from separate gated access to a private and secluded orchard. The property has parking for ample vehicles and there is also a single garage.

ACCOMMODATION COMPRISING

Entrance Hall

11'5" x 6'5" (3.48m x 1.96m)
Stairs to first floor.

Lounge

14'1" x 13'5" (4.3m x 4.1m)
Working fireplace. Dual aspect with lovely aspect over the front garden. Exposed beams.

Dining Room

14' x 13'9" (4.27m x 4.2m)
Dual aspect with lovely outlook onto the front garden. Exposed beams.

Kitchen / Diner

17'11" x 14'2" (5.46m x 4.32m)
Fitted with a range of wall and base units with granite work surfaces over and a breakfast bar. Space for a small dining table. Dual aspect with outlook onto the front garden and aspect over the courtyard.

Hallway

10'4" x 5'4" (3.15m x 1.63m)
Stairs to first floor.

Cloakroom

6'2" x 2'7" (1.88m x 0.79m)

Utility Room

6'6" x 4'9" (1.98m x 1.45m)
Fitted with a range of wall and base units.

Snug

11'1" x 7'10" (3.38m x 2.4m)
Vaulted ceiling and mezzanine area. Door giving access to the rear courtyard.

FIRST FLOOR

Landing

6'5" x 2'9" (1.96m x 0.84m)
Storage cupboard.

Bedroom 1

14'6" x 14'4" (4.42m x 4.37m)
A lovely bright room with dual aspect and lovely aspect over the front garden.

Bedroom 2

13'11" x 13'10" (4.24m x 4.22m)
Bespoke fitted wardrobes. Dual aspect with outlook over the garden.

Study / Landing

18'7" (5.67) max x 13'11" (4.25) max
Opening to...

Bathroom

8'5" x 7'2" (2.57m x 2.18m)
Fitted with a three piece suite of bath with shower over, pedestal wash hand basin and W.C. Aspect over the front.

Mezzanine / Snug

11'7" x 8'5" (3.53m x 2.57m)

OUTSIDE

Rear

There is gated access onto the main road.

Garage

15' x 9' (4.57m x 2.74m)

Front

There is a secure gated area laid to patio and lawn, beyond the gated area is an area providing ample parking. There is a greenhouse, wooden storage shed and pond.

Field / Orchard

Accessed down the private track is a field, it is screened off from the main property and the main road by hedging and has its own gated access from the track. There is a courtyard laid to gravel sheltered from the main road by mature hedging.

Appliances

Integrated Neff oven, freestanding Hotpoint fridge, freestanding AEG freezer, integrated Hotpoint dishwasher, freestanding Hotpoint tumble dryer, freestanding Indesit washing machine

TRP: 214

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Granite. uPVC double glazed windows. Wooden fascias and uPVC gutters.

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

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