

SOLE
AGENT



CRYSTAL OCEAN

Le Picquerel, Vale, Guernsey, GY6 8JD

£1,095,000

Local Market | Sole Agent



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



Beautiful detached home

Uninterrupted sea views

Lovely coastal location

Enclosed garden and swim spa

Four double bedrooms

Plenty of parking













About Crystal Ocean

Crystal Ocean is a beautifully presented, detached family home set in an exceptional position with stunning views over Grand Havre. This charming property offers spacious, stylish accommodation arranged over multiple levels, creating a bright and welcoming home ideal for both family living and entertaining. The ground floor features a generous lounge/dining room, a light filled sunroom, and a well appointed kitchen/breakfast room complete with a large pantry. Further complementing this level is a separate utility room and a shower room. On the first floor are three well proportioned double bedrooms and a family bathroom, with a separate staircase leading to the fourth bedroom, providing an ideal space for guests, teenagers or home working. Externally, the property benefits from ample parking and a small garage, ideal for storage. The wraparound garden is a real highlight, featuring a swim/spa and seating area. Viewing is highly recommended to fully appreciate the setting, space and lifestyle on offer at Crystal Ocean. The property is presented with no onward chain.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

5'3" x 4'3" (1.6m x 1.3m)
Fitted storage. Tiled flooring.

Lounge/Diner

20'4" (6.2) (max) x 12'10" (3.9) (min) x 24'7" (7.5) (max) x 12'6" (3.8) (min)
L shaped with triple aspect. Original fireplace. Double doors leading to a...

Sunroom

21'8" x 12'6" (6.6m x 3.8m)
Fitted storage.

Kitchen/Breakfast Room

21' x 12'2" (6.4m x 3.7m)
Fitted with a range of wall and base units with worksurfaces over incorporating a sink.

Walk-In Pantry

5'7" x 7'3" (1.7m x 2.2m)
Fitted with a range of wall and base units with worksurfaces over. Additional storage cupboard.

Utility Room

12'6" x 6'3" (3.8m x 1.9m)
Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer. Two windows providing aspect to the front.

Inner Hallway

7'7" x 7'3" (2.3m x 2.2m)
Tiled flooring. Door providing access to the rear garden.

Shower Room

10'8" x 5'11" (3.25m x 1.8m)
Fitted with a three piece suite of shower, wash hand basin and WC. Fitted storage. Frosted window to the side providing aspect to the side.

FIRST FLOOR

Landing

14'1" x 6'7" (4.3m x 2m)

Bedroom 4

19' x 10'6" (5.8m x 3.2m)
Dual aspect dormer windows including one to the front providing aspect over to Grande Havre.

Bedroom 1

15'1" x 12'6" (4.6m x 3.8m)
Large dormer window providing aspect over Grand Havre.
Fitted wardrobes.

Ensuite Bathroom

Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and WC. Dormer window

Storage Cupboard

6'7" x 5'11" (2m x 1.8m)

Bedroom 3

13'1" x 10'6" (4m x 3.2m)
Dormer window providing aspect over the side.

Bedroom 2

13'9" x 13'9" (4.2m x 4.2m)
Large window providing aspect to the front. Wooden flooring.

Family Bathroom

11'10" x 6'5" (3.6m x 1.96m)
Fitted with a three piece suite of bath, wash hand basin and WC. Fitted with storage. Dormer window providing aspect over Grand Havre.

OUTSIDE

Front

The property is approached by a gravelled driveway which provides parking for numerous cars. Electric charging point and a washing line. Wrap around gardens laid to lawn with storage sheds.

Side

Graden laid to gravel leading to the rear. Access to both sides of the property.

Rear

Patio with a swimspa.

Appliances

Aga, Bosch dishwasher, Bosch American style fridge/freezer, Indesit washing machine and Siemens tumble dryer.

TRP: 231

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. uPVC double glazed windows and uPVC fascias and soffits.

Construction: Granite construction with cavity extension.

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



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