



Whispering Sands

Route de Carteret, Cobo, GY5 7UT

 x6  x6 **PERRYS 8 A3 TRP 238**

- Detached house at Cobo
- Easy walk of the popular beaches and Village
- Offers up to six bedrooms, all ensuite
- Was used to provide staff accommodation
- Permission for two storey extension to rear
- Parking for three - four cars to the front
- Enclosed garden to the rear
- Some upgrading required

£749,000

LOCAL MARKET

swoffers



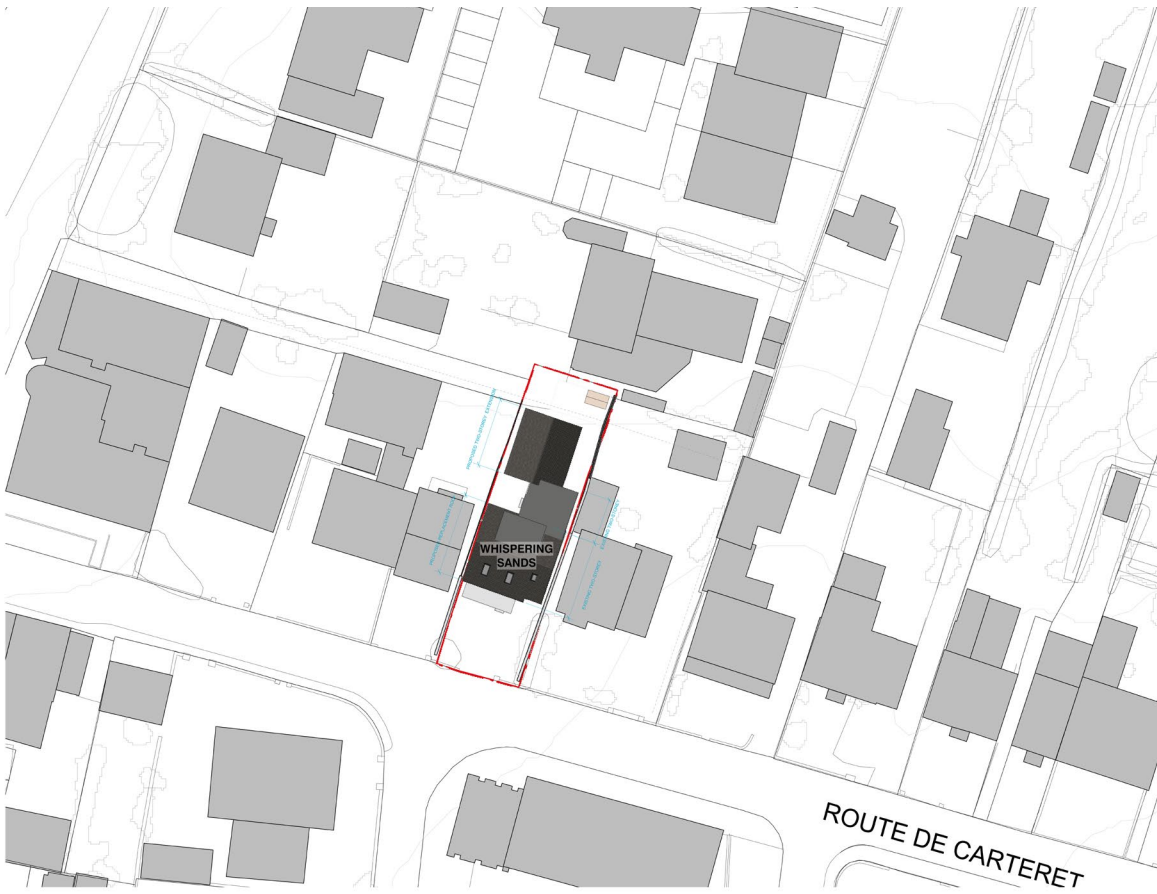
sales@swoffers.co.uk | 01481 711766

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









LEVELS KEY

- 1.000 Existing
- 1.000 Proposed
- 0.000 Proposed

| REVISION | DATE | DESCRIPTION | BY |
|----------|------|-------------|----|
| 01 | | | |

CLIENT
NUT TREE LTD

PROJECT
PROPOSED ADDITIONAL STAFF ACCOMMODATION
Whispering Sands,
Route de Carteret
Carteret
Guernsey
GU9 5UF

PROJECT NO. 7714-01 B1

DRAWING TITLE
PROPOSED PLANS
BLOCK PLAN

SCALE 0/A1 1:500

DATE JUN 2023

PROJECT LEADER DL

DRAWN BY TE

STATUS FOR INFO APPROVAL FOR CONSTRUCTION

PF+A www.pf+a-architecture.com
A 10/24 VICTOR & CHARLIE WOODS
www.pf+a-architecture.com

BLOCK PLAN



GROUND FLOOR PLAN SCALE: 1:500

LEVELS KEY

- 1.000 Existing
- 1.000 Proposed
- 0.000 Proposed

| REVISION | DATE | DESCRIPTION | BY |
|----------|------|-------------|----|
| 01 | | | |

CLIENT
NUT TREE LTD

PROJECT
PROPOSED ADDITIONAL STAFF ACCOMMODATION
Whispering Sands,
Route de Carteret
Carteret
Guernsey
GU9 5UF

PROJECT NO. 7714-01 B2

DRAWING TITLE
PROPOSED PLANS
GROUND FLOOR PLAN

SCALE 0/A1 1:500

DATE JUN 2023

PROJECT LEADER DL

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STATUS FOR INFO APPROVAL FOR CONSTRUCTION

PF+A www.pf+a-architecture.com
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GROUND FLOOR PLAN



| REVISION | DATE | DESCRIPTION | BY |
|----------|------|-------------|----|
| 1 | 2023 | Outline | |
| 2 | 2023 | Proposed | |
| 3 | 2023 | Proposed | |

CLIENT
NUT TREE LTD

PROJECT
PROPOSED ADDITIONAL STAFF ACCOMMODATION
Whispering Sands
Rue de Carheil
Cantel
Quemilly
59510 PUVY

PROJECT NO. DRAWING NO. REVISION
7714-01 B3

DRAWING TITLE
**PROPOSED PLANS
FIRST & SECOND FLOOR PLAN**

SCALE @ A1: 1:100 DATE: JUN 2023
PROJECT LEADER: DL DRAWING TITLE
STATUS: FOR INFO/ APPROVAL FOR CONSTRUCTION

PF+A www.pf+aarchitecture.com
25 AVENUE DE LA LIBERTE 59100 PLOUZEUX
CONTACT@pf+aarchitecture.com

FIRST & SECOND FLOOR PLAN



EAST ELEVATION SCALE: 1:100



WEST ELEVATION SCALE: 1:100



NORTH ELEVATION SCALE: 1:100



SOUTH ELEVATION SCALE: 1:100

MATERIALS

- PROPOSED GROUND AND FIRST FLOOR WALLS TO BE PAINTED RENDERED BLOCKWORK
- PROPOSED PITCHED ROOFS TO BE NATURAL SLATE
- NEW WINDOWS AND DOORS TO BE WHITE UPVC TO MATCH EXISTING
- PROPOSED ROOFLIGHTS TO BE VELUX CENTRE PIVOT
- RAINWATER GOODS TO BE WHITE UPVC TO MATCH EXISTING

| REVISION | DATE | DESCRIPTION | BY |
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| 3 | 2023 | Proposed | |

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PROJECT
PROPOSED ADDITIONAL STAFF ACCOMMODATION
Whispering Sands
Rue de Carheil
Cantel
Quemilly
59510 PUVY

PROJECT NO. DRAWING NO. REVISION
7714-01 B4

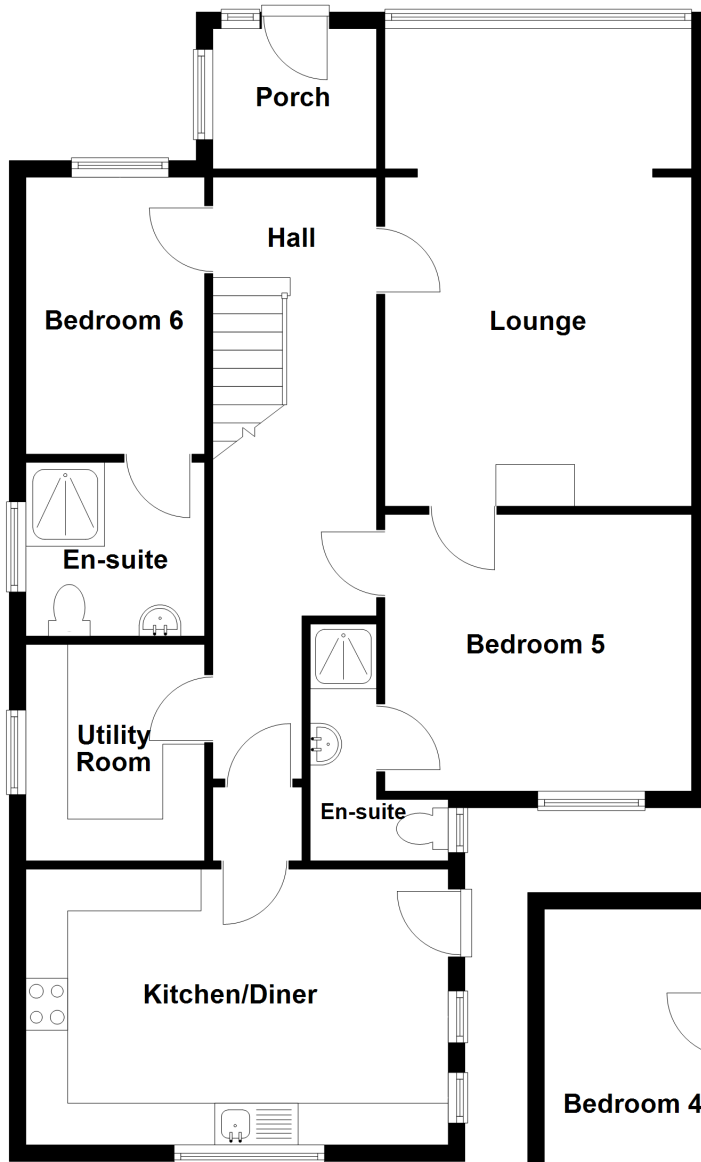
DRAWING TITLE
**PROPOSED PLANS
ELEVATIONS**

SCALE @ A1: 1:100 DATE: JUN 2023
PROJECT LEADER: DL DRAWING TITLE
STATUS: FOR INFO/ APPROVAL FOR CONSTRUCTION

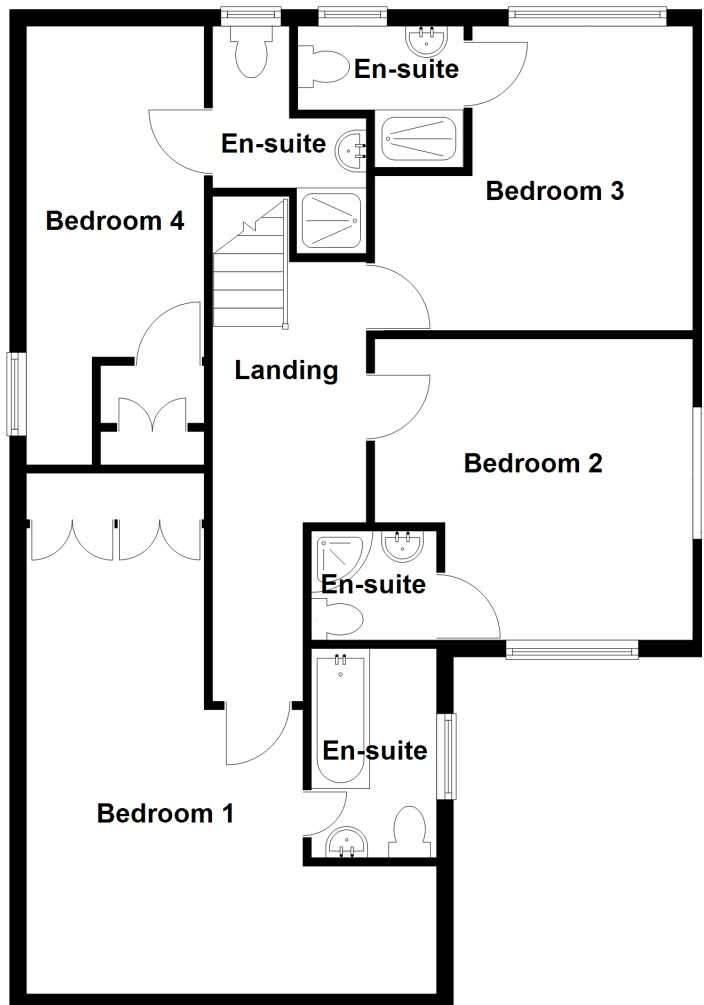
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ELEVATIONS

Ground Floor



First Floor



About Whispering Sands

This detached house is located at Cobo, within an easy walk of the popular beaches and Village. Previously used to provide staff accommodation, it currently offers up to six bedrooms, all ensuite, and has plans approved for a further two storey extension to the rear. Externally, there is parking for 3-4 cars to the front and an enclosed garden to the rear. Some upgrading is required but this is a sizeable property in a highly desirable location.

ACCOMMODATION COMPRISING

Entrance Porch

5'5" x 5'3" (1.65m x 1.6m)

uPVC door to front with glazed side screen and further window to side.

Entrance Hall

24'10" x 5'11" (7.57m x 1.8m)

Staircase to First Floor with open understairs storage area below incorporating a cupboard housing electric meters.

Sitting Room

18'2" x 12' (5.54m x 3.66m)

Large square bay window to front. Gas fireplace set on marble hearth with matching inset and Adam style surround with recessed alcove to one side.

Bedroom 6

12'2" x 11'10" (3.7m x 3.6m)

Window to rear providing aspect over the gardens.

Ensuite Shower Room

9'6" (2.9) x 4'8" (1.41) max & 2'5" (0.74) min

Three piece white suite of shower cubicle, wall mounted wash hand basin set in vanity unit with storage cupboards below and low flush wc. Tiled walls. Window to side.

Bedroom 5

11' x 7'3" (3.35m x 2.2m)

Window to front.

Ensuite Shower Room

7'2" x 7'1" (2.18m x 2.16m)

Three piece white suite of shower cubicle, wall mounted wash hand basin set in vanity unit with storage cupboard below and low flush wc. Fully tiled walls and floor. Window to side.

Utility Room

9'1" x 7' (2.77m x 2.13m)

Incorporating run of light wood base and wall units with granite effect work surfaces over incorporating single bowl, single drainer stainless steel sink. Window to side.

Kitchen / Breakfast Room

15'6" x 12' (4.72m x 3.66m)

Fitted with a comprehensive run of cream shaker style base and wall units with black granite work surfaces over incorporating twin Belfast sinks. Space for dining table. Windows to side and rear providing aspect over the garden with uPVC half glazed door giving access to the same.

FIRST FLOOR

Landing

21'4" (6.49) x 10'2" (3.11) max & 2'6" (0.76) min

Access to roof space. Recessed shelved storage cupboard. Domed rooflight.

Bedroom 4

11'2" x 9'3" (3.4m x 2.82m)

Window to front.

Ensuite Shower Room

5'11" (1.8) x 6'9" (2.06) max & 3'4" (1.02) min

Fitted with a three piece white suite of shower cubicle, wall mounted wash hand basin set in vanity unit with storage below and low flush wc. Walls tiled to dado rail height. Window to front.

Bedroom 3

12'2" x 12'1" (3.7m x 3.68m)

Windows to side and rear.

Ensuite Shower Room

5'1" x 4'11" (1.55m x 1.5m)

Fitted with a three piece white suite of shower cubicle, wall mounted wash hand basin set in vanity unit with storage cupboard below and low flush wc.

Bedroom 1

19'2" (5.85) x 15'7" (4.75) max & 7'1" (2.16) min

Three door run of wardrobes. Windows to side and rear providing aspect towards Cobo Bay.

Ensuite Bathroom

8'2" x 4'11" (2.5m x 1.5m)

Fitted with a three piece suite of bath with shower over, wall mounted wash hand basin set in vanity unit with comprehensive storage below and concealed low flush wc. Fully tiled walls and floor. Window to side.

Bedroom 2

18'1" (5.51) max & 13'1" (4) min x 7'9" (2.37)

average

Windows to front and window to side.

Ensuite Shower Room

7'7" x 5'11" average (2.3m x 1.8m average)

Fitted with a three piece white suite of shower cubicle, wall mounted wash hand basin set in vanity unit with storage cupboards below and low flush wc. Walls tiled to dado rail height. Window to front.

OUTSIDE

Front

In front of the property is a gravelled parking area providing space for 3-4 cars.

Side

A pathway leads from front to rear.

Rear

At the rear of the property is an enclosed garden which is predominantly laid to a paved patio with a small area of lawn to one corner.

Approved Plans

Permission has been granted for a two storey extension to be built at the rear of the development.

Appliances

Oil fired Aga, Kuppersbusch stainless steel American style fridge/freezer, Kuppersbusch electric oven, Kuppersbusch dishwasher, Hotpoint washing machine, Hotpoint tumble dryer.

TRP: 238

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Bottle gas for fireplace. Full oil fired central heating.

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

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

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