



La Rocquette

La Rocquette, Castel, GY5 7AU

 x5  x3 **PERRYS 13C2 TRP 229**

- Detached cottage with small one bedroom wing
- Up to four bedrooms & two bathrooms in main house
- Two reception rooms
- Lots of parking and detached garage / workshop
- Enclosed garden on two sides
- Popular location within easy walk of Vazon Bay
- Excellent multi-generational home

£850,000

LOCAL MARKET

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





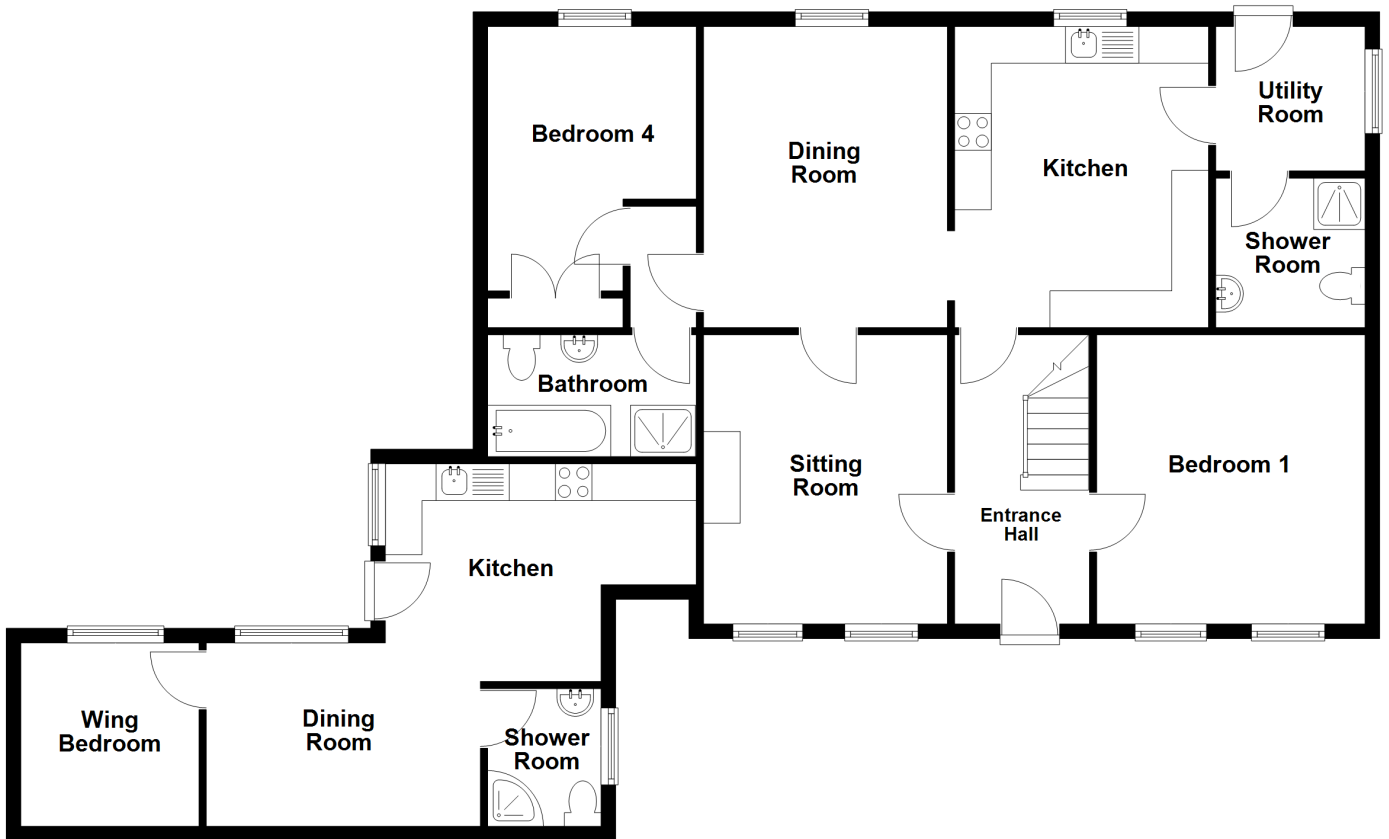


Wing

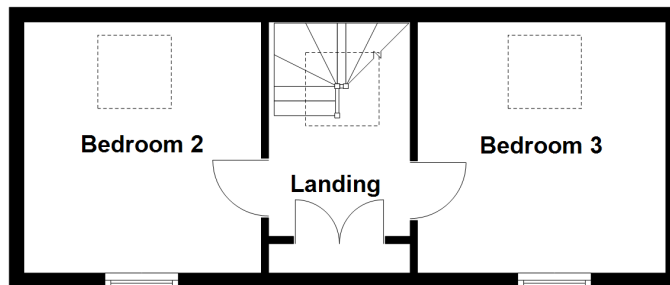




Ground Floor



First Floor



About La Rocquette

This detached cottage is located on the ever popular west coast, within easy walking distance of Vazon Bay and offers the additional bonus of a small one bedroom wing to one side. The main house provides up to four bedrooms served by two bathrooms, along with two reception rooms. Externally there is plenty of parking to one side together with a detached garage / workshop and a garden that wraps around on two sides. A lovely multi-generational home in a highly popular location.

ACCOMMODATION COMPRISING

Entrance Hall

14'2" x 5'1" (4.32m x 1.55m)

uPVC part glazed door to front. Staircase to First Floor with understairs storage cupboard below.

Bedroom 1

13'9" x 10'6" (4.2m x 3.2m)

Two windows to front.

Sitting Room

14' x 11'7" (4.27m x 3.53m)

Two windows to front. Working fireplace set on tiled hearth with brick surround and recessed alcoves to either side.

Kitchen

11'3" x 11' (3.43m x 3.35m)

Run of light wood wall and base units with black granite effect work surfaces over incorporating 1 ½ bowl, single drainer sink. Window to rear.

Utility Room

8'4" x 5'5" (2.54m x 1.65m)

uPVC half glazed door to rear with window to side.

Shower Room

5'8" x 5'6" (1.73m x 1.68m)

Three piece suite of shower cubicle, wall mounted corner wash hand basin and low flush wc. Window to side.

Dining Room

11'4" x 11'2" (3.45m x 3.4m)

Window to rear. Exposed granite wall.

Inner Hall

3'3" x 2'6" (1m x 0.76m)

Bedroom 4

11'3" x 10'2" (3.43m x 3.1m)

Four door run of wardrobes with top cupboards over. Window to rear.

Bathroom

10'2" x 6'5" (3.1m x 1.96m)

Four piece suite of walk-in shower cubicle, bath, moulded wash hand basin set in vanity unit with comprehensive storage to side and below, and concealed low flush wc. Tiled walls and floor. Window to side. Recessed airing cupboard.

FIRST FLOOR

Landing

6'4" (1.94) max & 2'7" (0.78) min x 5'4" (1.62) max & 2'3" (0.69) min

Fitted cupboards. Velux window to rear.

Bedroom 3

14'1" max x 10'8" (4.3m max x 3.25m)

Dormer window to front and velux window to rear.

Bedroom 2

14'1" max 11'8" (4.3m max 3.56m)

Dormer window to front and velux window to rear.

OUTSIDE

Front

In front of the property is a low maintenance gravelled foregarden bounded to the roadside by a painted, brick capped granite wall with a pathway leading from the roadside to the front door.

Side

A gateway gives access onto a large gravelled parking area providing space for 5-6 cars in front of...

Garage / Workshop

21'11" x 11'11" (6.68m x 3.63m)

Up-and-over door to front. Window to side and uPVC half glazed door to side.

Rear

Extending across the rear of the property is a garden split into two areas, with that to the immediate rear of the Kitchen being laid to a paved patio and incorporating an aluminium single glazed domestic greenhouse together with a timber built garden shed. From here, a pathway leads onto the remainder of the garden, which is given over to lawn and bounded by a combination of wooden fencing and hedging. A paved pathway leads through a pedestrian gate and gives access onto the...

WING

Kitchen / Dining Room

13'11" (4.24) max & 9'6" (2.9) min x 11'7" (3.54) max & 4'6" (1.36) min L-shaped

Fitted with a run of light wood base and wall units with a black granite effect work surface over incorporating a single bowl, single drainer stainless steel sink. Space for dining table. Window to side with uPVC half glazed door alongside. Fitted airing cupboard with additional boiler cupboard incorporating Vaillant gas fired central heating boiler.

Lounge

11'5" x 8'8" (3.48m x 2.64m)

Window to rear.

Shower Room

7'11" x 6'4" (2.41m x 1.93m)

Three piece white suite of corner shower cubicle, pedestal wash hand basin and low flush wc. Window to side.

Bedroom

11'4" x 8'11" (3.45m x 2.72m)

Window to rear.

Outside

Alongside of the Wing is a part gravelled, part paved courtyard garden incorporating a timber built garden shed and with a wooden pedestrian gate giving access to a private road alongside.

Appliances

Main House: Hotpoint stainless steel oven, Hotpoint hob, Neff stainless steel extractor fan, Hotpoint dishwasher, Igenix low height fridge, and Beko washing machine.

Wing: Cooke & Lewis electric oven, Candy hob, Broan extractor fan, Hotpoint fridge, Hotpoint washing machine.

TRP: 229

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity, gas and drainage. Full oil fired central heating for main house and gas central heating for wing.

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

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

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