

**SOLE
AGENT**



Camposo

La Rochelle Road, Vale, GY3 5DY

 x6  x1 **PERRYS 7G3 TRP 395**

- Substantial Victorian villa with period features
- Six double bedrooms
- Large level garden
- Two-storey barn to the side
- Close to L'Ancrese common and nearby sandy beaches
- Character features throughout

£1,075,000

LOCAL MARKET

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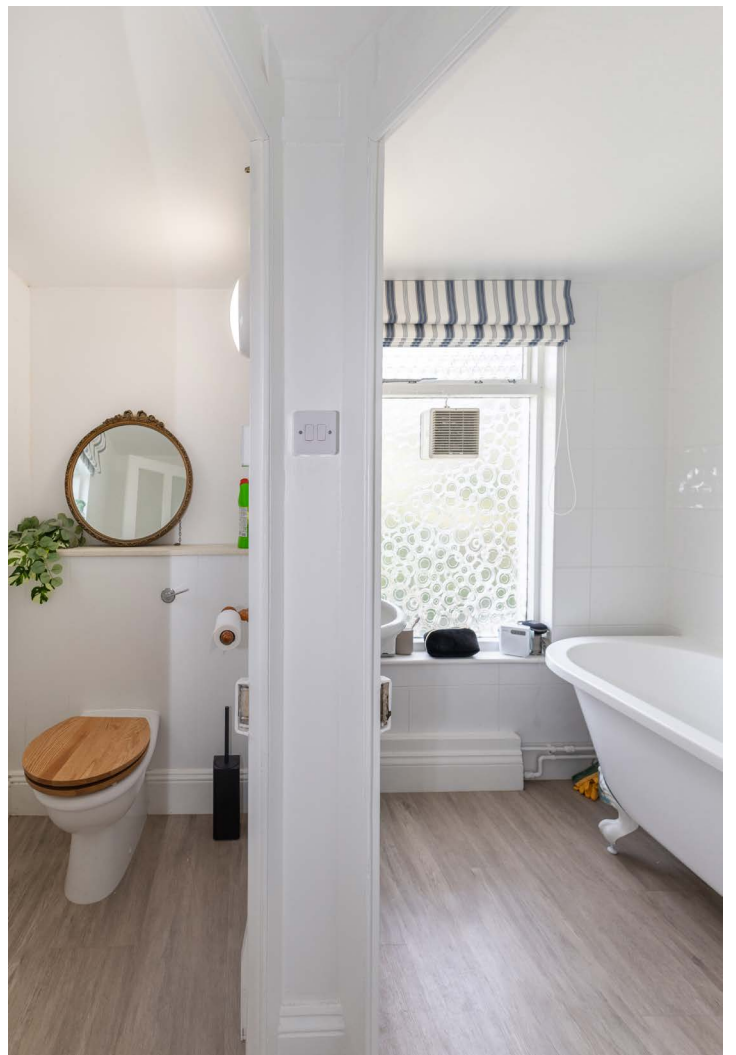


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



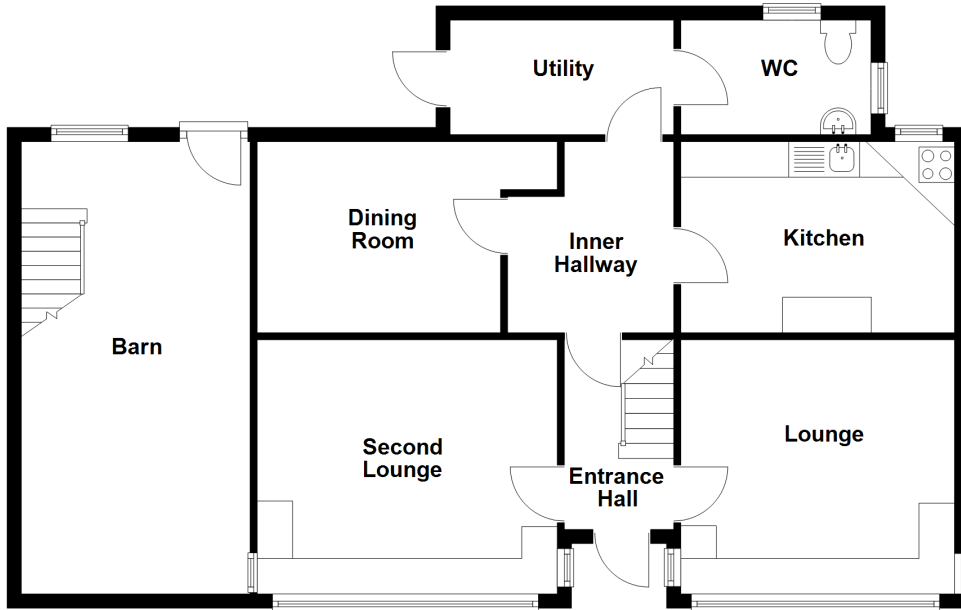




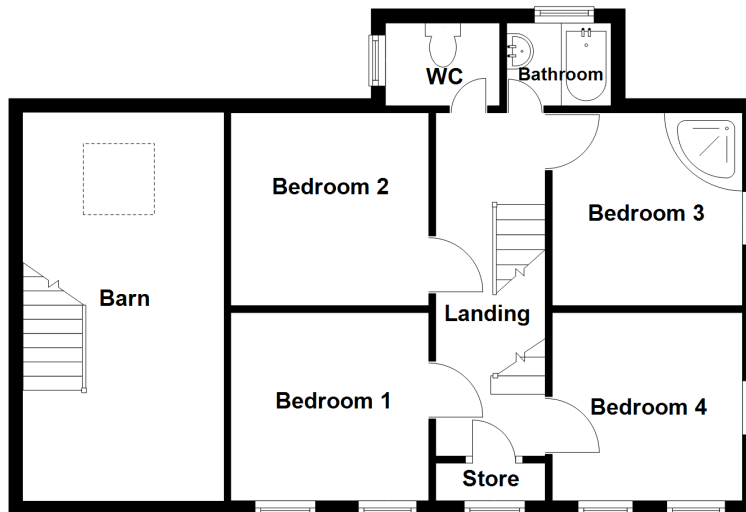




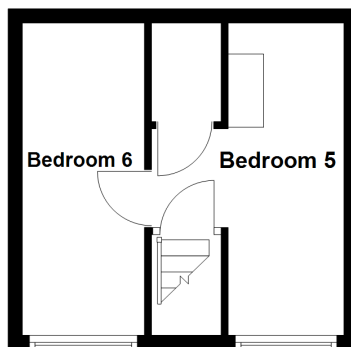
Ground Floor



First Floor



Second Floor



About Camposo

Camposo is an impressive and substantial Victorian villa situated near the picturesque northern headland and surrounding sandy beaches. Set on a good sized, level plot this great sized home has plenty of space both inside and out for a growing family. The accommodation comprises of two bright and airy reception rooms with character features, an entrance hall with period tiled flooring, kitchen, separate dining room, utility and cloakroom. Upstairs there are six double bedrooms set over two floors and a family bathroom with separate WC. Outside the rear garden is expansive and is mainly laid to lawn with some mature trees providing areas of shade and separation. To the side of the property is a two-storey barn that currently provides great storage but this could be converted into additional living space with the relevant permissions. The property is approached by a gravel driveway that provides ample parking for multiple vehicles to the side as well as a pretty front garden. Internal viewing is recommended to appreciate the space and character that this wonderful home has to offer.

ACCOMMODATION COMPRISING

Entrance Hall

18'8" x 6' (5.7m x 1.83m)

Tiled floor. Stairs leading to first floor with understairs storage.

Lounge

16'11" x 13'7" (5.16m x 4.14m)

Attractive bay window.

Second Lounge

13'5" x 16'4" (4.1m x 4.98m)

Large bay window.

Rear Hallway

6' x 4'7" (1.83m x 1.4m)

Dining Room

11'5" x 10'11" (3.48m x 3.33m)

Fitted alcoves cupboards.

Kitchen

11'3" x 11'2" (3.43m x 3.4m)

Range of fitted wooden and gloss wall and base units. Small pantry cupboard.

Utility Room

6'11" x 6'3" (2.1m x 1.9m)

Fitted with a worktop with a washing machine, tumble dryer and freezer.

Separate WC

5'10" x 2'5" (1.78m x 0.74m)

W.C and wash hand basin.

FIRST FLOOR

Landing

23'5" x 6'1" (7.14m x 1.85m)

Large landing with staircase continuing to the second floor.

Bathroom

5'10" x 5'6" (1.78m x 1.68m)

Fitted with a two piece suite with freestanding bath with hand held shower over and wash hand basin.

Separate WC

5'10" x 3'3" (1.78m x 1m)

Containing a WC.

Bedroom 3

12'2" x 12' (3.7m x 3.66m)

Contains fitted wardrobes and a corner shower.

Bedroom 2

12'1" x 10'11" (3.68m x 3.33m)

Fitted alcove cupboards.

Bedroom 4

12' x 12' (3.66m x 3.66m)

Fitted cupboards and shelving.

Bedroom 1

12'5" x 12' (3.78m x 3.66m)

Exposed wooden flooring.

SECOND FLOOR

Landing

15'5" x 6'1" (4.7m x 1.85m)

Bedroom 5

15'7" x 11'3" (4.75m x 3.43m)

Run of fitted wardrobes. Views towards Vale Mill.

Bedroom 6

18' x 12' (5.49m x 3.66m)

Exposed wooden flooring. Views towards Vale Mill and exposed granite wall around the windows.

Storage Room

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

Exposed wooden flooring.

OUTSIDE

Front

Gravelled pathway leading up to the front door with lawned fore garden either side. Driveway leading up to the side of the property.

Side

Gravelled large parking area for numerous vehicles.

Rear

Large mature garden predominantly lawned to lawn surrounded by medium height granite wall and fencing. Contains mature trees and shrubs.

Detached Outbuilding

15'5" x 9'6" (4.7m x 2.9m)

Has an opening of 2.07m.

Barn

23'3" x 12'9" (7.09m x 3.89m)

Staircase leading to first floor.

First floor

19' x 12'3" (5.8m x 3.73m)

With slope ceiling. Velux window and window to the side.

Appliances

Hotpoint double oven and hob, and freestanding Bosch tumble dryer.

TRP: 307 + 71 + 16

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Granite construction. Wooden single glazed windows and wooden fascias and soffits.

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

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