



LE PRE DE BAS

LA RUE DU GAL, FOREST, GUERNSEY, GY8 OHW

LOCAL MARKET £3,500,000





This stunning farmhouse is located in a highly desirable location, not far from the south coast cliffs at Le Gouffre. Originally a Guernsey long house but completely renovated and extended by the current owners twenty years ago, the property offers extensive accommodation comprising at least four bedrooms serviced by four bathrooms and numerous elegant and spacious reception rooms, all befitting a house of such size and magnitude. A charming, fully enclosed courtyard to the rear has been framed by a detached games room on one side, a separate one bedroom cottage to another, and a double garage and double car port to the rear. The property boasts manicured gardens interspersed with abundantly planted beds and mature trees, together with a pétanque court, a 60 m x 25 m sand school, three stables and a tack room. With two fields taking the total site to approx. four and a half acres, this is a home that offers something for everyone.





Stunning farmhouse near south coast cliffs

Totally renovated and extended 20 years ago

Offers at least 4 bedrooms and 4 bathrooms

Numerous spacious reception rooms

Separate one bedroom cottage and games room

Double garage and double car port

Three stables, tack room and 60 m x 25 m sand school

Total site of approx 4.5 acres, including two fields



Separate One Bedroom Cottage





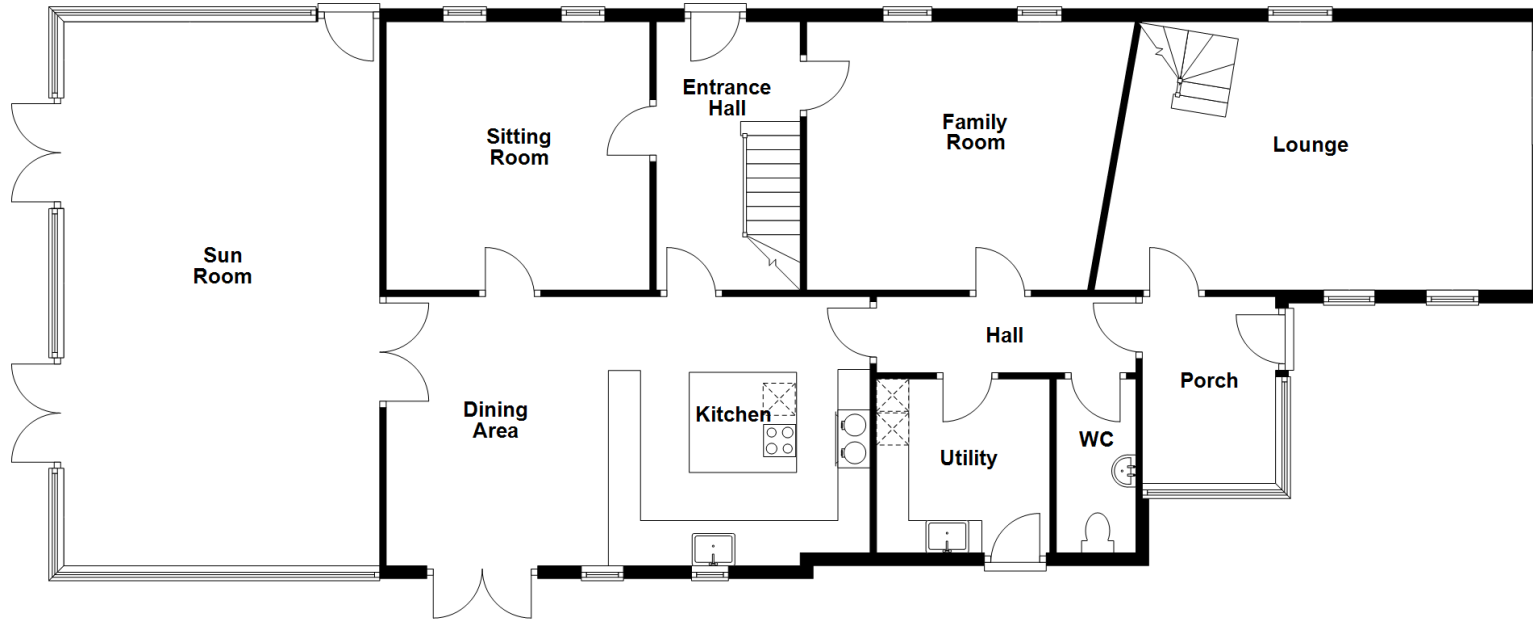




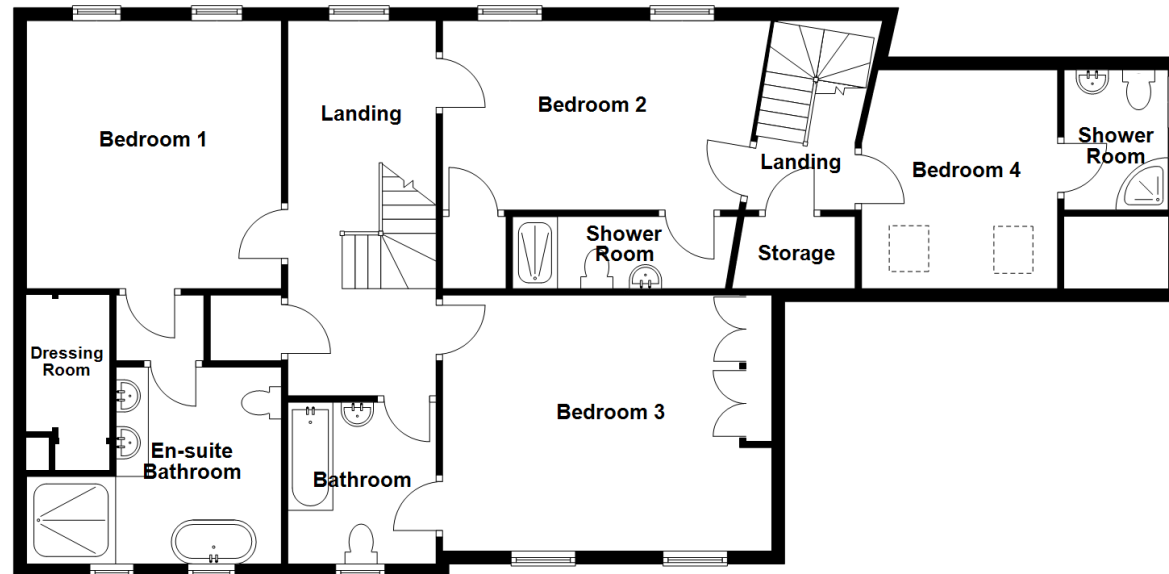




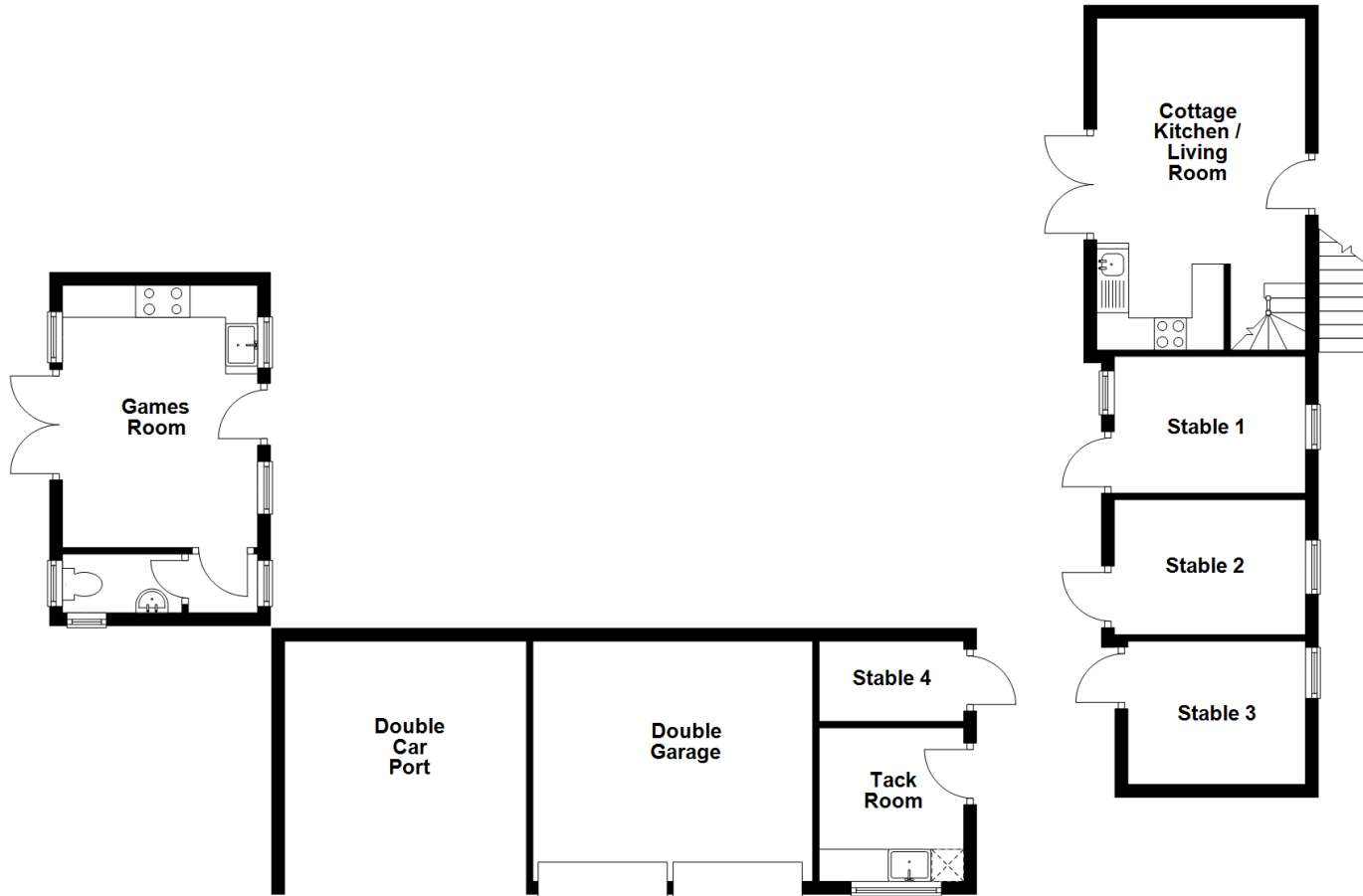
Ground Floor



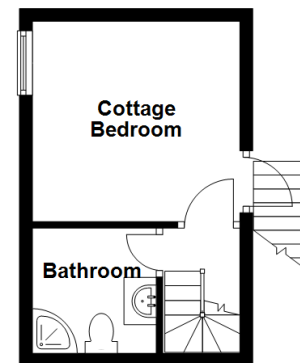
First Floor



Outbuildings GF



Outbuildings First Floor



Accommodation Comprising

Entrance Hall

15'11" x 7'9" (4.85m x 2.36m)
Wooden half glazed door to front.
Wood flooring. Staircase to first Floor with understairs storage below.

Sitting Room

15'9" x 15'9" (4.8m x 4.8m)
A lovely room, the focal point of which is a Victorian cast iron fireplace with Adam style surround incorporating floral patterned cheeks and a raised hearth. Alcoves to either side, either incorporating low height storage unit. Two windows to front incorporating window seats.

Family Room

18' x 15'2" (5.49m x 4.62m)
A lovely room laid to wood flooring and incorporating a working fireplace set in Adam style surround and raised hearth. Two windows to front incorporating window seats.

Inner Hall

14'5" x 3'5" (4.4m x 1.04m)
Tiled floor.

Kitchen / Dining Room

30'3" x 14'4" (9.22m x 4.37m)
A lovely large room enjoying a comprehensive run of solid wood "Plain English" cream shaker style wall and base units with a mix of granite and wood work surfaces over incorporating twin Belfast sinks. Central island unit. Windows to rear overlooking the courtyard with a pair of glazed double doors giving access to same.

Sun Room

33'1" x 18'3" (10.08m x 5.56m)
Of wooden double glazed construction built on low height walls and solid vaulted roof over. Cast iron multi-fuel stove set on raised hearth with stone surround. Three sets of doors all combining with the run of glass to provide a highly attractive outlook over, and give access onto, the gardens. Extensive run of low height storage cupboards with window seat cushions over.

Utility Room

9'7" x 8'11" (2.92m x 2.72m)
Run of units with wood block work surfaces over incorporating sink.

Tiled floor. Wooden half glazed door to rear with window alongside. Cupboard housing electric meters and central rack for hard wired cabling.

Separate WC

5'1" x 4'8" (1.55m x 1.42m)
Stylish two piece Fired Earth suite of pedestal wash hand basin and low flush wc. Walls panelled to dado rail height. Tiled floor. Window to rear.

Side Hall

9'7" x 7'10" (2.92m x 2.4m)
Of wooden double glazed construction built on low height walls with vaulted roof over. Wooden half glazed door to side. Window providing attractive outlook over the courtyard. Tiled floor.

Lounge

25'11" x 15'9" (7.9m x 4.8m)
A lovely cosy room enjoying a cast iron multi-fuel stove set on tiled hearth. Windows on three sides. Exposed beams and exposed granite work. Staircase to First Floor.

FIRST FLOOR

Landing

21'10" (6.66) max & 3'8" (1.13) min x 10'11" (3.34) & 3'7" (1.08) min L-shaped Window to front. Access to roof space via pull-down loft ladder (which is floored and has electrics, providing the possibility of further extension, subject to permission if required). Velux rooflight. Shelved airing cupboard.

Bedroom 1

16'1" x 15'6" (4.9m x 4.72m)
Feature cast iron Victorian fireplace with alcoves to either side incorporating low height storage. Two windows to front incorporating window seats.

Inner Hall

5'10" x 3'7" (1.78m x 1.1m)

Dressing Room

9'4" x 5'11" (2.84m x 1.8m)
Incorporating extensive run of open hanging rails and shelved storage.

Ensuite Bathroom

16'9" (5.1) max & 11'1" (3.37) min x 10'

(3.05) max & 4'6" (1.36) min L-shaped Incorporating a five piece Fired Earth suite of walk-in shower area, freestanding twin ended bath, twin wash hand basins set in vanity unit with storage cupboards below and low flush wc. Tiled floor. Two windows to rear.

Bedroom 2

17' x 10'4" (5.18m x 3.15m)
Two windows to front.

Walk-In Wardrobe

5' x 5' (1.52m x 1.52m)

Ensuite Shower Room

11'9" x 5'7" (3.58m x 1.7m)
Stylish three piece Fired Earth suite of large walk-in shower cubicle, freestanding circular wash hand basin set on vanity unit and low flush wc. Tiled floor.

Bedroom 3

15'11" x 13'7" (4.85m x 4.14m)
Six door run of fitted wardrobes. Two windows to rear.

Jack-and-Jill Ensuite Bathroom

10'2" x 9'6" (3.1m x 2.9m)
Three piece white Fired Earth suite of bath with shower over, wash hand basin set in vanity unit with storage below and low flush wc. Tiled floor. Window to rear. Door to Landing.

Side Landing

7' x 6'3" (2.13m x 1.9m)

Bedroom 4

13'1" x 11'11" (4m x 3.63m)
Two velux windows to rear. Exposed A-frame.

Ensuite Bathroom

9'5" x 5'10" (2.87m x 1.78m)
Three piece white Fired Earth suite of freestanding ball-and-claw rolltop bath, freestanding circular wash hand basin set on vanity unit and low flush wc. Tiled floor. Window to side.

OUTSIDE

Front

In front of the property is an ornate garden enjoying a variety of box hedging interspersed with flower-

ing shrubs and bushes. Cobbled pathways wind their way through the gardens and also provide access from the roadside to the front door.

Side

A wooden five bar gate leads onto a sweeping gravelled driveway which leads down the side and onto the rear of the property, culminating in a substantial parking and turning area to one side. Alongside of the parking area are a number of outbuildings comprising...

Open Double Carport

29'11" x 14' (9.12m x 4.27m)
Of oak frame construction.

Double Garage

20'9" x 18'10" (6.32m x 5.74m)
Two electrically operated roller doors to front. Pedestrian door to rear.

Stable Complex

Comprising...

Tack Room

10'11" x 10'3" (3.33m x 3.12m)
Enjoying a run of low height kitchen units together with Belfast sink. Indesit washer/dryer

Stable 1

11'5" x 8'7" (3.48m x 2.62m)

Stable 2

14'3" x 12'8" (4.34m x 3.86m)

Stable 3

16'1" x 13'4" (4.9m x 4.06m)

Stable 4

15'11" x 12'2" (4.85m x 3.7m)

Enclosed Courtyard

To the rear of the main house and enclosed by the stables, Games Room and separate one bedroom Cottage is a highly attractive and completely enclosed south facing courtyard which enjoys an extensive paved patio area across the immediate rear of the house and raised cobbled patios and pathways above that, together with a further elevated lawned garden incorporating mature trees alongside.

Games Room

19'7" x 13'6" (5.97m x 4.11m)
A superb room boasting vaulted ceiling and exposed A-frame together with a stone worktop incorporating Belfast sink and low height storage below. Stone floor with underfloor heating. Indoor barbecue with canopy extraction over. Doors to front and rear, with windows to either side all providing a highly enjoyable aspect over the gardens.

Inner Hall

7'10" x 3'10" (2.4m x 1.17m)
Stone floor.

Separate WC

4' x 3'10" (1.22m x 1.17m)
Two piece white suite of wall mounted wash hand basin and low flush W.C. Stone floor. Window to side.

Seating Areas

Alongside of the Games Room is a further paved patio area with additional outdoor barbecue and canopy over with further stone worktops, Belfast sink and low height storage. A wooden arch leads onto a further paved patio to the rear of the Games Room which enjoys an outlook over the gardens.

Separate One Bedroom Cottage

Comprising...

Sitting / Dining Room

14'1" x 12'3" (4.3m x 3.73m)
Wood flooring. Wooden glazed door to front with matching side screens, all providing a highly attractive outlook over, and giving access onto, the enclosed courtyard.

Kitchen

8'1" x 5'9" (2.46m x 1.75m)
Run of shaker style wall and base units with wood block work surfaces over incorporating single bowl, single drainer sink.

FIRST FLOOR

Landing

6'6" x 4'1" (1.98m x 1.24m)

Bedroom

13'8" x 11'8" (4.17m x 3.56m)
Window overlooking the courtyard. Vaulted ceiling with exposed A-frame.

Shower Room

7'9" x 7'7" (2.36m x 2.3m)
Three piece white suite of corner shower cubicle, freestanding circular wash hand basin set on vanity unit and low flush wc. Tiled floor. Window overlooking the courtyard.

Gardens

The gardens extend across the side and rear of the house and are predominantly laid to immaculately presented lawns, all interspersed throughout with a variety of flowerbeds and borders boasting a prolific variety of mature trees, shrubs and flowering bushes. Within the gardens is a pétanque court, sunken trampoline and a sand school which measures approximately 200' x 65'.

Agricultural Land

To the far side of the property are two agricultural fields with the overall site encompassing approx 4.5 acres.

Appliances

Oil fired Aga with electric side plate, two Bosch stainless steel ovens, Bosch warming drawer, Hotpoint dishwasher, Liebherr low height fridge, Liebherr wine fridge, Hotpoint washing machine, Siemens tumble dryer, Samsung stainless steel American style fridge/freezer. Cottage: Indesit stainless steel oven, AEG hob, AEG stainless steel extractor, Hotpoint low height fridge

TRP: 921 + 172

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity. Cesspit drainage. Oil fired underfloor central heating. Borehole water with automatic irrigation system.

Construction: Granite construction with cavity extensions, all thoroughly renovated and extended 18 years ago. Hardwood double glazed windows.

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

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The key to Guernsey property

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