

**SOLE
AGENT**



La Cachube

Rue Des Hougues, St. Saviour, Guernsey, GY7 9XP

 x3  x1 TRP 173

- Incredible west coast views
- Rural location
- Three bedroom bungalow
- Parking for multiple vehicles
- Detached single garage
- Unique opportunity for development

£995,000

LOCAL MARKET

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sales@swoffers.co.uk

01481 711766

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





About La Cachube

A truly unique and special property, located in an enviable location with fantastic views over the West Coast. 'La Cachube' features a family kitchen, double bedroom, bathroom, spacious living room, single bedroom and primary bedroom overlooking the West Coast.

Externally, the side of the property features ample parking and a detached single garage. The garden is expansive and has phenomenal rural and West Coast views. While the property would benefit from modernization throughout, it presents a fantastic opportunity to acquire a property in an excellent location.

ACCOMMODATION COMPRISING

Entrance Hall

7'3" x 4'3" (2.2m x 1.3m)
Large storage cupboard.

Bedroom 1

13'5" x 12'10" (4.1m x 3.9m)
Dual aspect boasting incredible views towards Lihou island and the west coast. Built-in wardrobes.

Living Room

16'5" x 13'7" (5m x 4.14m)
Large window with incredible rural and coastal views. Working fireplace with granite surround and wooden mantel over.

Inner Hallway

8'10" x 2'7" (2.7m x 0.79m)

Bedroom 3

11'4" x 8'6" (3.45m x 2.6m)
Built-in storage. Window with views over the west coast.

Bedroom 2

12'2" x 10'10" (3.7m x 3.3m)
Window with aspect to the rear.

Bathroom

11'10" x 5'3" (3.6m x 1.6m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Frosted window to the side.

Kitchen

13'11" x 11'6" (4.24m x 3.5m)
Fitted with a range of wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer. Window with aspect over the front.

Side Porch

9'2" x 5'9" (2.8m x 1.75m)

OUTSIDE

There is access all around the property. There is a single garage.

Garage

With a separate utility space and housing the boiler. Window to side.

The property is approached over a gravelled driveway with parking for several cars. The garden is a steep sizeable plot complete with mature shrubbery and trees and is bounded mostly by hedging. There is a fishpond and a summerhouse, the garden boasts stunning views over Perelle and Richmond, with distant views over Lihou.

Appliances

New World hob, extractor fan, integrated New World double oven, integrated fridge, integrated freezer, integrated Homark dishwasher, Hotpoint washing machine, Bosch tumble dryer.

TRP: 173

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Bottle gas for the cooker. Oil fired central heating on ground floor.

Construction: Single block (lined in bedroom and dining room). uPVC double glazed windows. uPVC fascias and soffits.

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

Price excludes: Granite mushroom and marble bench.

Ground Floor



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