



## Brymar

Rue De L'Ecole, Vale, Guernsey, GY3 5NJ

 x4  x1 TRP 176

- Charming Guernsey cottage
- Modernisation required to achieve full potential
- Idyllic location overlooking Vale Mill
- Parking, garage and enclosed garden
- Four bedrooms, two with lovely views
- Three well proportioned reception rooms

**£675,000**

**LOCAL MARKET**

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## About Brymar

A charming Guernsey cottage in an idyllic setting in the Vale, 'Brymar' offers up to four bedrooms, characterful reception rooms including a cosy lounge with a working fireplace, and a spacious kitchen/breakfast room. Two of the first-floor bedrooms enjoy lovely views over the Vale Mill and across the north of the island. Outside, the property benefits from parking, a garage, and an attractive enclosed garden. While it would benefit from modernisation, 'Brymar' is fully habitable and presents a fantastic opportunity to create a wonderful home in this highly sought-after location.

### ACCOMMODATION COMPRISING

#### Entrance Hall

19'11" x 6'5" max (6.07m x 1.96m max)

#### Lounge

14'6" x 11'10" (4.42m x 3.6m)

#### Dining Room

15'1" x 9'8" (4.6m x 2.95m)

#### Kitchen / Breakfast Room

14'10" x 9'9" (4.52m x 2.97m)

Fitted with a range of medium wood wall and base units with granite effect work surfaces above incorporating 1 1/2 bowl stainless steel sink and drainer.

#### Bedroom

12'2" x 7'11" (3.7m x 2.41m)

#### Utility Room

9'1" x 8'8" (2.77m x 2.64m)

Fitted with a range of base units incorporating a Belfast sink.

#### Separate WC

4'4" x 2'11" (1.32m x 0.9m)

#### Shower Room

7'10" x 4'9" (2.4m x 1.45m)

### FIRST FLOOR

#### Landing

13'9" (4.2) max to eaves x 6'5" (1.964)

#### Bedroom 2

11'8" (3.561) x 10' (3.053) max to dormer

#### Bedroom 3

11'6" x 7'8" (3.5m x 2.34m)

#### Ensuite WC

6'8" x 2'8" (2.03m x 0.81m)

#### Bedroom 1

14'2" x 12'6" (4.32m x 3.8m)

A lovely aspect over a neighbouring field and the Vale Mill.

### OUTSIDE

#### Front

The property is approached over a footpath which extends to the front door. There is a fore garden bounded by granite wall.

#### Side

Where there is a tarmac driveway which leads to the garage.

### Garage

21'4" (6.509) max x 11'11" (3.635) max

### Rear

Where there is a paved patio and a charming lawned garden which is enclosed by wood fencing and wall and to one corner is a large garden shed.

### Appliances

Belling electric range oven and hob, extractor fan, Neff slimline dishwasher, Neff fridge, Bosch washing machine, Indesit tumble dryer.

TRP: 176

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and cesspit drainage. Oil fired central heating.

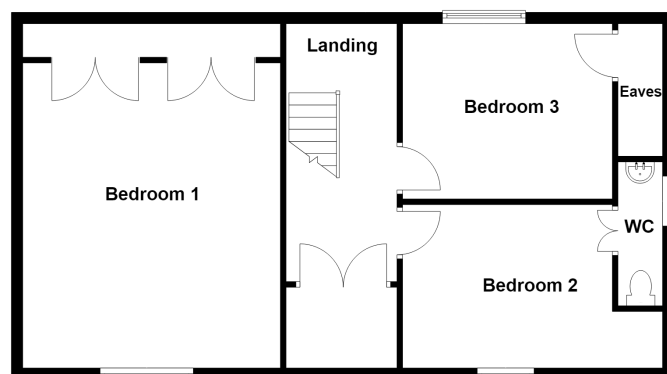
**Construction:** Granite. uPVC double glazed windows.

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

Ground Floor



First Floor



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