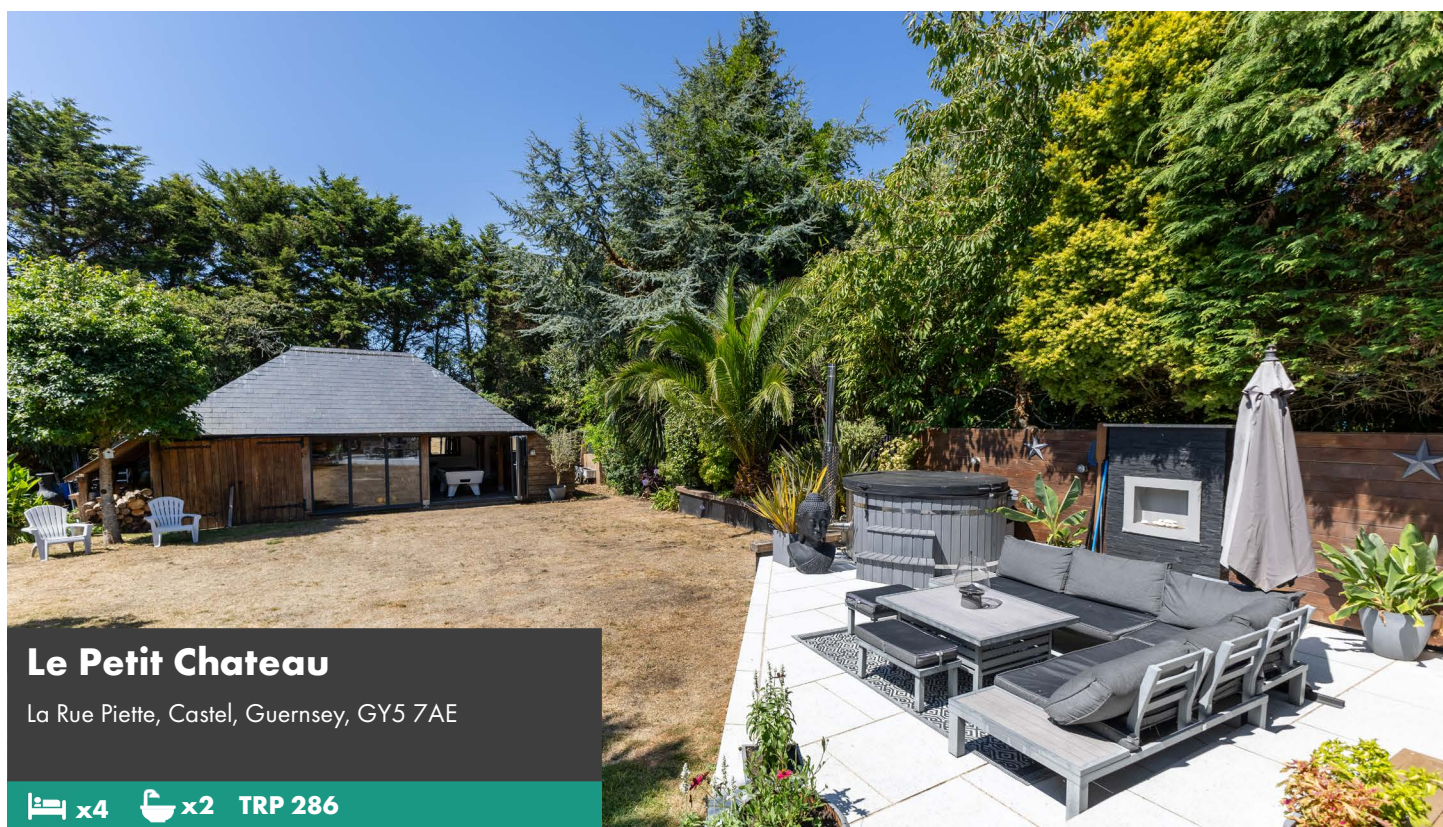


**SOLE
AGENT**



Le Petit Chateau

La Rue Piette, Castel, Guernsey, GY5 7AE

 x4  x2 TRP 286

- Superbly presented family home
- Offers four bedrooms and two bath / shower rooms
- Beautiful kitchen / dining room
- Lovely large sitting room with bifold doors
- Detached oak framed games room

- Permission for that to become two-bedroom dower unit
- Highly private and deceptively large south facing gardens
- Set back from road, with good parking, in heart of Island

£1,350,000

LOCAL MARKET

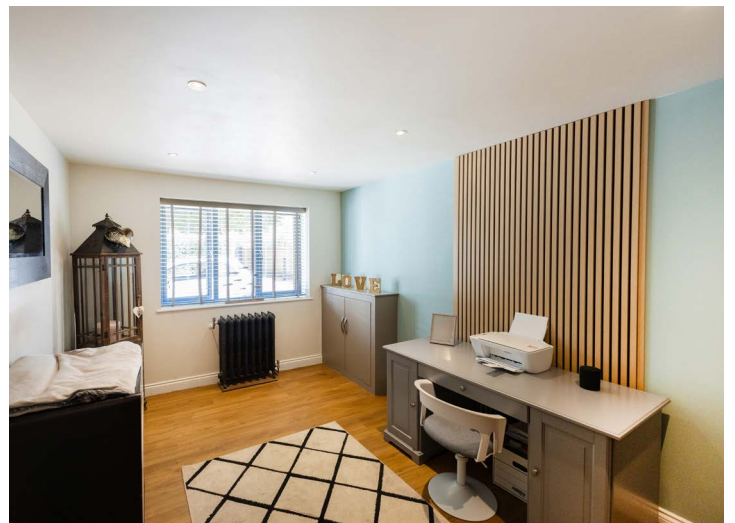
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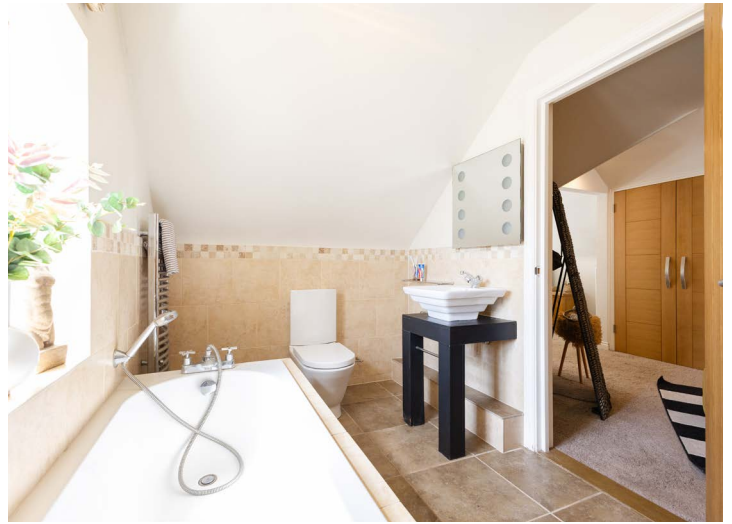


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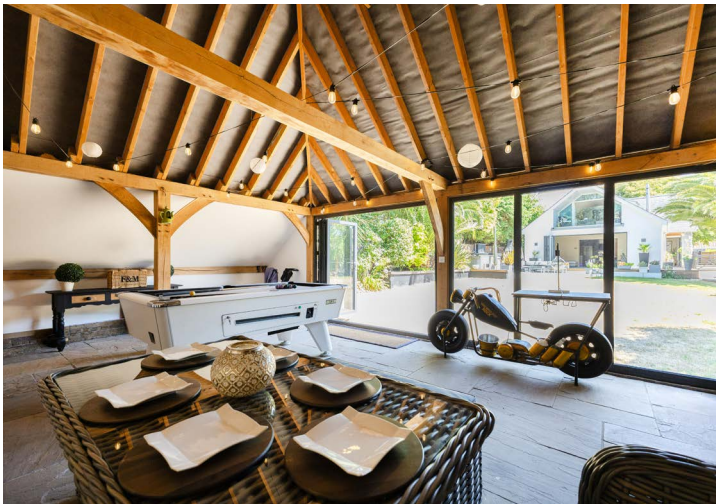
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



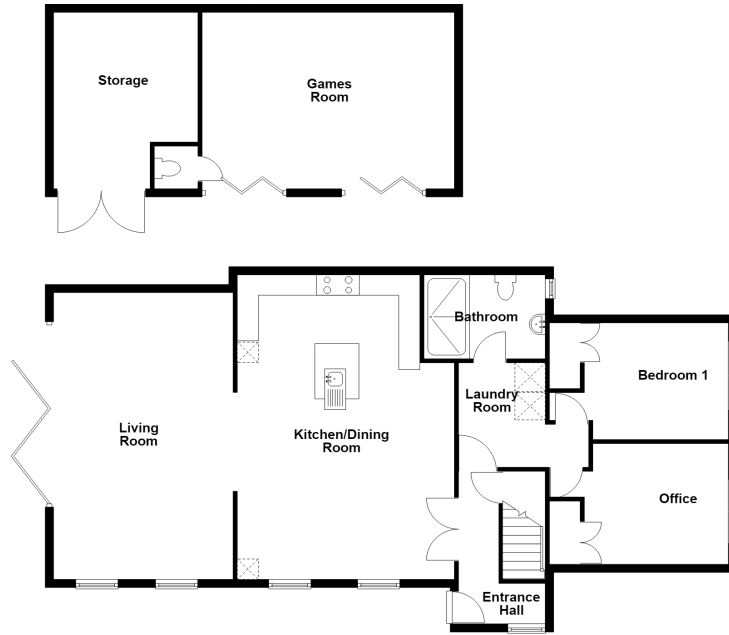




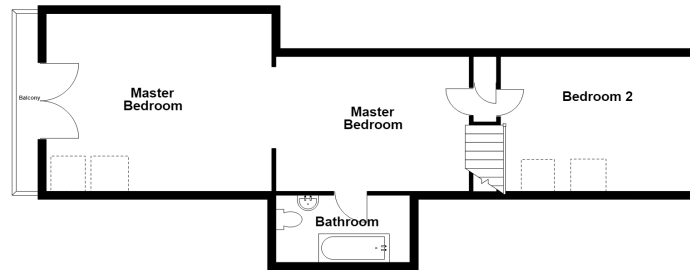




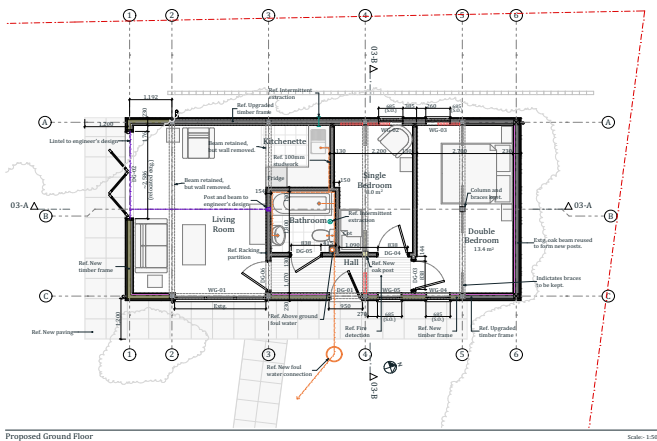
Ground Floor



First Floor

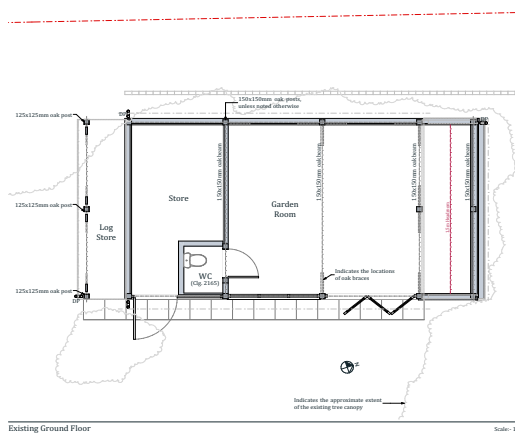


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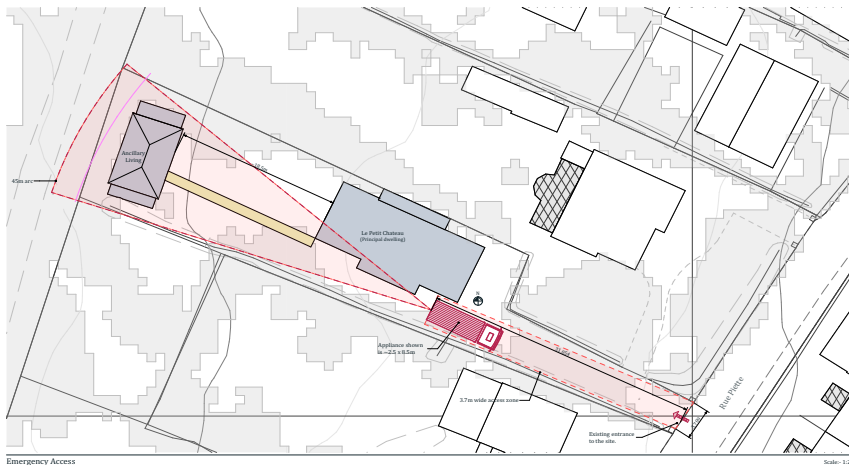
Proposed Ground Floor

Scale: 1:500



Existing Ground Floor

Scale: 1:500



Emergency Access

Scale: 1:2000



Mr & Mrs Croft	
Proposed conversion of garden room	
Le Petit Chateau	
Blue Puddle	
Castell	
KNS Address3	
GVS 7AE	
Building Control	A Potter
Ground Floor and Access	
As indicated at A1	31 August 2022
For Comment	
24-005	BC.01

About Le Petit Chateau

A superbly presented detached family home, privately positioned in the heart of the Castel and set well back from the road. The deceptively spacious accommodation offers four bedrooms and two bath/shower rooms, together with generous reception spaces ideally suited to modern family living. At the heart of the property is a beautiful kitchen / dining room, while the impressive sitting room features bifold doors opening directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces. A particular highlight is the detached oak-framed games room which currently provides an excellent entertaining or leisure space and benefits from permission to be converted into a two-bedroom lower unit, offering valuable potential for multigenerational living, guest accommodation or independent ancillary use. Outside, the property is complemented by large, south-facing gardens which enjoy a high degree of privacy. The house is approached over a generous driveway, providing good parking for several vehicles. Beautifully presented throughout and offering flexible accommodation in a convenient central location, this is an exceptional family home with further potential.

ACCOMMODATION COMPRISING

Entrance Hall

12'1" x 6'6" (3.68m x 1.98m)

Solid door to front with two windows alongside.

Karndean wood effect flooring. Staircase to first floor.

Exposed brick pillar.

Kitchen / Dining Room

24'8" x 7'1" (7.52m x 2.16m)

A quite superb space, laid to Karndean wood effect flooring and enjoying two windows to the front. The kitchen area is fitted with a comprehensive run of dark and light grey wall and base units with composite worksurfaces over. Central island unit incorporating a single bowl, single drainer sink. Two sunpipes. The dining area enjoys an Esse cast iron solid fuel range cooker with working hobs over.

Lounge

19'11" x 13'9" (6.07m x 4.2m)

Laid to Karndean wood effect flooring with two windows to side and a run of bifold doors giving a highly attractive outlook over, and access onto, the gardens.

Utility Room

9'1" x 6'6" (2.77m x 1.98m)

Laid to Karndean wood effect flooring and incorporating a Bosch washing machine and Hoover tumble dryer. Wall mounted storage units.

Shower Room

9'1" x 6'7" (2.77m x 2m)

Stylish suite of large walk in shower area, wall mounted wash hand basin set into vanity unit with storage below and low flush wc. Fully tiled walls and floor. Window to side.

Inner Hall

3'8" x 2'9" (1.12m x 0.84m)

Karndean wood effect flooring.

Bedroom 4

15' x 9'9" (4.57m x 2.97m)

Karndean wood effect flooring. Fitted wardrobe. Window to side.

Bedroom 3

15'2" x 9'9" (4.62m x 2.97m)

Karndean wood effect flooring. Fitted wardrobe. Window to side.

FIRST FLOOR

Landing

4' x 3'5" (1.22m x 1.04m)

Velux window to front. Airing cupboard incorporating slatted shelving.

Bedroom 2

15'10" x 12'5" (max) (4.83m x 3.78m (max))

Two velux windows to side. Access to undereaves storage.

Bedroom 1

Comprising...

Dressing Area

11'4" x 9'2" (3.45m x 2.8m)

Incorporating a run of fitted wardrobes.

Ensuite Bathroom

11'3" x 6'7" (3.43m x 2m)

Three piece white suite of bath, square wash hand basin set into vanity unit and low flush wc. Fully tiled walls and floor. Window to front.

Bedroom

19'2" x 11'3" (5.84m x 3.43m)

Access to roof space. Two velux windows. Glazed gable with a pair of doors giving access onto a...

Terrace

11'3" x 4'6" (3.43m x 1.37m)

Good size seating area with glass balustrade, the whole enjoying a highly attractive aspect over the gardens.

OUTSIDE

Front

The property is approached via a gravelled driveway, over which in a neighbouring property has a right of way, which leads on through a pair of electrically operated gates onto a large gravelled parking and turning area providing space for a good number of cars. A wooden gate gives access to the immediate front of the house, where there is a small raised decked area with a gravelled area alongside which could provide additional parking if required.

Gardens

The gardens are predominantly laid to lawn with an elevated granite paved patio and small decked seating area to the immediate side of the sitting room, with the whole enjoying a highly private south facing aspect. Within the paved area is a feature electric fireplace, a wood fired jacuzzi and a built in barbeque. Extending beyond the patio are the aforementioned gardens which are larger than one might expect and enjoy an abundance of mature trees, shrubs and flowering bushes, all of which combine to provide a highly attractive and private outlook. To one side of the garden is a...

Games Room / Summer House

22'5" x 16'7" (6.83m x 5.05m)

A quite superb room, of oak framed construction with bifold doors and glazing to front, providing an enjoyable aspect over the gardens and towards the house. Paved flooring. Exposed oak beams and vaulted ceiling.

Separate WC

4'9" x 3'6" (1.45m x 1.07m)

Low flush wc. Tiled floor.

Workshop

17'4" (5.28) x 9'3" (2.82) (max) x 5' (1.52) (min)

Wooden double doors to front.

Note: Permission has been granted for the games room and adjacent workshop to be converted into a separate two bedroom lower unit, if required.

Appliances

Stainless steel range cooker with gas hobs and Elica extractor fan over, Samsung American style fridge/freezer, Samsung low height wine fridge, AEG dishwasher.

TRP: 286

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, and electricity. Cesspit drainage. Oil fired central heating (mix of underfloor and radiators)

Construction: Mix of single block (clad externally) and cavity construction.

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

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