



Clearbrook

Grande Rue, Vale, Guernsey, GY3 5HJ

 x5  x3 TRP 281

- Detached period property
- Four double bedrooms in main house
- One bedroom wing
- Good sized garden
- Ample parking plus garage
- Recent renovations

£1,095,000

LOCAL MARKET

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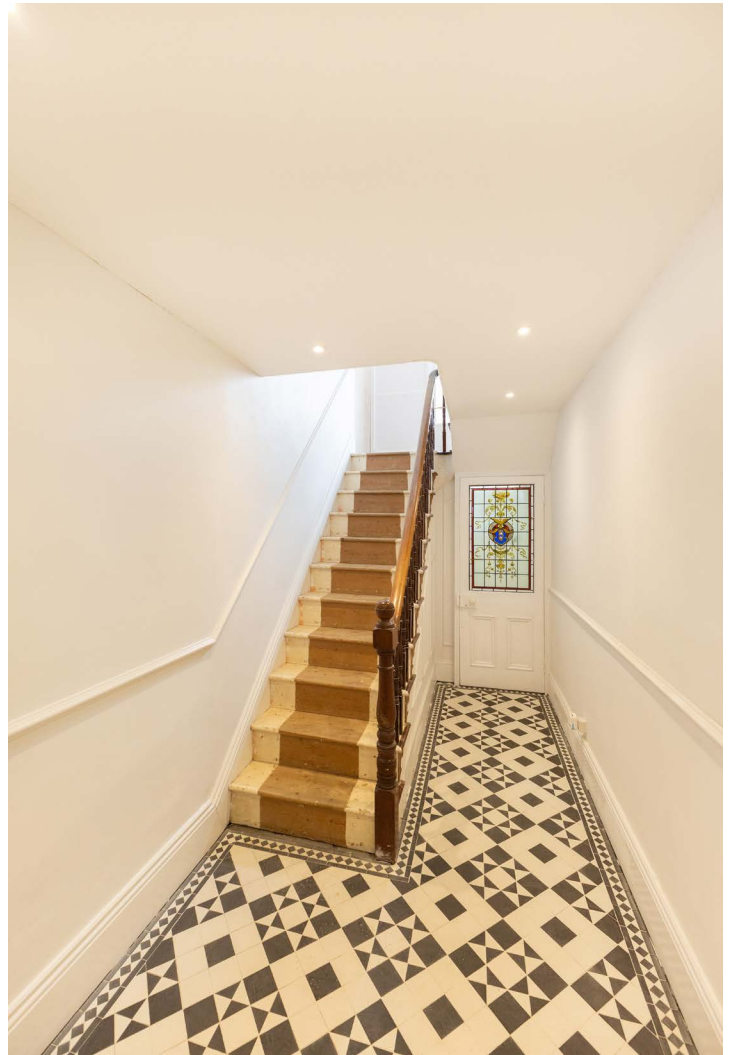


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU









Wing





About Clearbrook

Clearbrook is a substantial family home ideally situated within walking distance of L'Ancrese Common and its beautiful surrounding beaches. Set over three floors, the accommodation offers generous and flexible living space. The ground floor comprises a comfortable living room, a dining room featuring an attractive fireplace, and a newly appointed kitchen/breakfast room. The upper two floors provide four double bedrooms and two bathrooms, making it an ideal home for growing families. A particular feature of the property is the self-contained one-bedroom wing, which includes an open-plan kitchen/lounge/dining area on the ground floor, together with a bedroom and bathroom on the first floor. This versatile space would be perfect for multi-generational living or additional income. It can be self-contained or easily integrated to form a bigger family home. The wing also benefits from its own separate garden. Externally, the property benefits from ample parking, a detached single garage, and a good-sized rear garden, providing plenty of space for family enjoyment and outdoor entertaining. While some cosmetic updating would enhance the property further, Clearbrook represents an excellent opportunity to acquire a spacious home in a highly desirable location and create a superb family residence tailored to individual tastes.

ACCOMMODATION COMPRISING

Entrance Hall

20' x 6'5" (6.1m x 1.96m)
Tiled flooring.

Inner Hallway

4'11" x 3'10" (1.5m x 1.17m)

Utility Cupboard

4'7" x 2'7" (1.4m x 0.79m)

Dining Room

12'4" x 9'10" (3.76m x 3m)
Large window providing aspect over the rear garden. Original fireplace with wooden surround and mantel.

Lounge

13'9" x 13'6" (4.2m x 4.1m)
Large window providing aspect to the front. Electric fireplace with wooden surround and mantel. Original coving.

Kitchen / Breakfast Room

23'7" x 8'10" (7.2m x 2.7m)
Newly fitted kitchen. Fitted with a range of wall and base units with work surfaces over incorporating a sink, bowl and drainer. Triple aspect. Breakfast Room/Study area with a fitted desk.

FIRST FLOOR

Landing

14'9" x 6'7" (4.5m x 2m)
Large window providing aspect to the rear garden.

Bedroom 2

13'1" x 10'8" (4m x 3.25m)
Large window providing aspect to the rear.

Bedroom 1

13'5" x 12'6" (4.1m x 3.8m)
Double aspect.

Bathroom

9'10" x 6'7" (3m x 2m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Fully tiled. Large window providing aspect to the front.

SECOND FLOOR

Bedroom 3

13'1" x 11'10" (4m x 3.6m)
Carpet as fitted.

Bedroom 4 / Dressing Room

13'11" x 8'4" (4.24m x 2.54m)
Window providing aspect to the side of the property.

Wet Room

6'7" x 4'9" (2m x 1.45m)
Newly appointed. Fitted with a three piece suite of shower, wash hand basin with storage below and W.C.

WING

Kitchen / Lounge

27'7" x 11'10" (8.4m x 3.6m)
Large bay window to front. Fitted with a range of wall and base units with work surfaces over incorporating a sink with single bowl and drainer.

Bedroom

23' x 10'6" (7m x 3.2m)
Large bay window to front. Carpet as fitted.

Bathroom

7'10" x 6'11" (2.4m x 2.1m)
Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and W.C. Fully tiled. Windows providing aspect to the rear.

Utility Cupboard

7'5" x 3'7" (2.26m x 1.1m)

OUTSIDE

Front

The property is approached by a large gravelled driveway with parking for multiple vehicles. Fore garden laid to lawn.

Rear

Wooden pergola. Garden laid to lawn bounded by walls.
Gate providing access to a separate patio area with a small timber shed. Doors providing access to a single garage.

Garage

11'6" x 23' (3.5m x 7m)
Separate detached single garage with floored storage space above.

Appliances

Indesit slimline dishwasher, Cooke & Lewis hob, Hotpoint oven and extractor fan, Haier American style fridge/freezer, White Night tumble dryer, LG washing machine, New World hob, Cooke & Lewis cooker, extractor fan, Swan fridge/freezer and LG washing machine.

TRP: 281

Viewing: BY APPOINTMENT

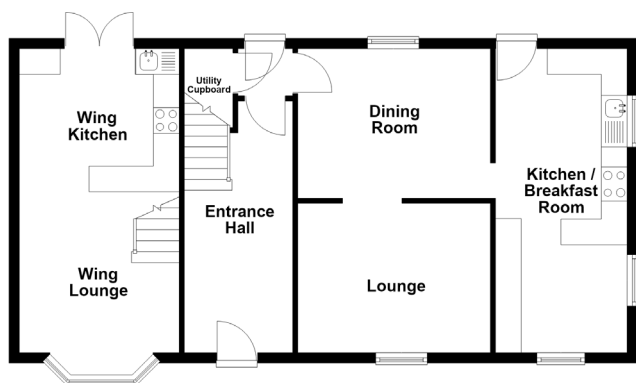
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil-fired central heating. Underfloor throughout the main house.

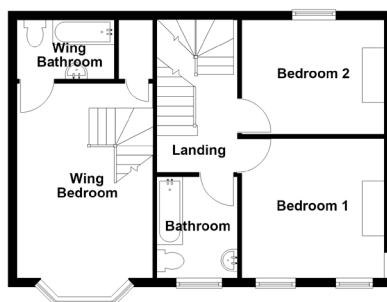
Construction: Granite construction. Single wooden glazed windows and wooden fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed. Wing furniture included as seen.

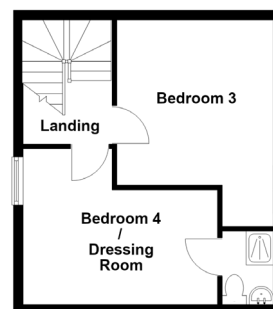
Ground Floor



First Floor



Second Floor



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