



Sous La Foret

11 Les Cherfs Estate, Rue Des Corneilles, Castel, GY5 7HG

OPEN MARKET £850,000 SOLE AGENT

Quiet West Coast location | Walking distance to Cobo beach and amenities
Large living room and sun room | Three double bedrooms | Parking for up to four cars
Single garage



swoffers



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





About Sous La Foret

Sous La Foret is set on a small clos of similar properties in a quiet lane on the island's west coast within easy walking distance of Cobo village. The white sands of Cobo bay are less than a ten minute walk away.

The property offers a large living room, complete with working fireplace and wood burning stove, which leads into a bright sun room that extends three quarters of the way across the rear and has doors onto the rear garden patio. Also on the ground floor is the good sized kitchen with access to the dining room which, in turn, has large sliding patio doors onto the rear garden. Upstairs there are three good sized bedrooms and a four piece family bathroom

Externally, Sous La Foret provides a single garage which houses the recently installed electric central heating, there is parking for three to four cars at the front. To the rear of the property there is sunny patio area and easily maintained lawn between which sits a fish pond, there is also a good sized garden shed. The gardens are bounded by wooden fencing to either side and by mature hedging and trees to the rear.



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

14'9" x 5'3" (4.5m x 1.6m)

Cloakroom

7'7" x 5'7" (2.3m x 1.7m)

WC and wash hand basin.

Large storage cupboard

6'7" x 2'7" (2m x 0.79m)

Living Room

24'7" x 13'5" (7.5m x 4.1m)

Working fireplace with wood burner.

Sun Room

23' x 8'6" (7m x 2.6m)

Doors leading to the garden.

Kitchen

10'2" x 9'6" (3.1m x 2.9m)

Wooden wall and base units.

Dining Room

12' x 7'6" (3.66m x 2.29m)

Double sliding doors to garden and door to garage.

FIRST FLOOR

Landing

7'7" x 4'8" (2.3m x 1.42m)

Small storage cupboard housing hot water cylinder. Linen cupboard.

Bedroom 1

13'1" x 12'6" (4m x 3.8m)

Two windows to rear.

Bedroom 2

12'6" x 10'7" (3.8m x 3.23m)

Windows over front garden.

Bedroom 3

11'3" x 9'10" (3.43m x 3m)

Two windows to rear.

Family Bathroom

9' x 5'7" (2.74m x 1.7m)

Consisting of bath, walk in shower, WC and wash hand basin.

OUTSIDE

Rear Garden

The rear garden can be accessed through a pedestrian gate to the side of property. Concrete patio stone pathway wraps around to a larger patio to rear of sun room upon which sits a good sized garden shed, there is also a lawned area and a fish pond

Garage

16'1" x 9'8" (4.9m x 2.95m)

Appliances

LEC fridge/freezer. Hotpoint oven and grill. Homark ceramic hob. Extractor fan. Hotpoint dishwasher. Hotpoint washing machine

Viewing: BY APPOINTMENT

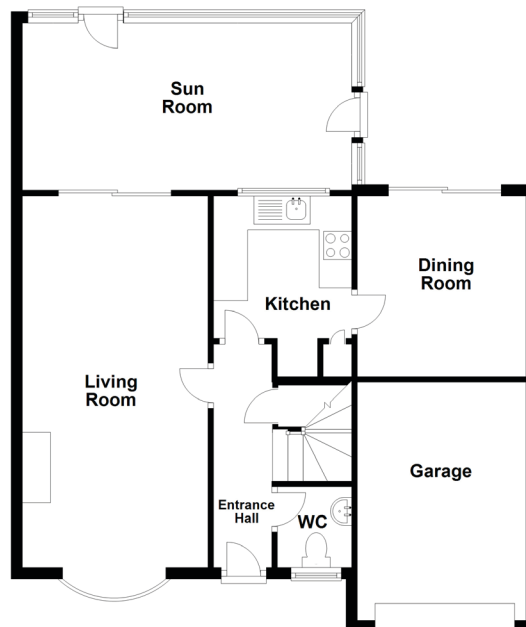
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric central heating.

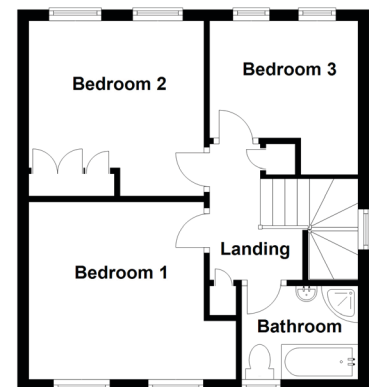
Construction:

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

Ground Floor



First Floor



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