

SOLE
AGENT



Laleur De Haut

Rue Du Belle, Torteval, Guernsey, GY8 0LN

£1,350,000

LOCAL MARKET | SOLE AGENT



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



Well maintained period Farmhouse
Excellent Torteval location
Plenty of reception space
Up to five bedrooms
Stunning gardens
Lawned field
Ample parking
Detached outbuilding, barn and garage





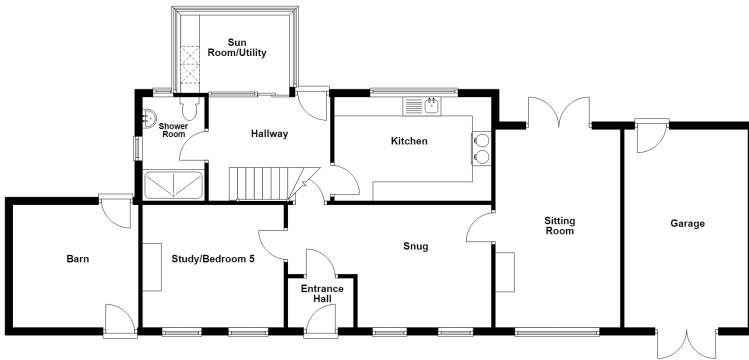




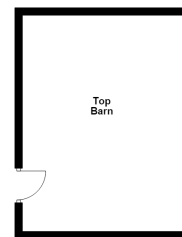
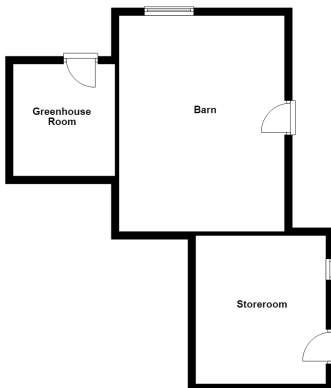
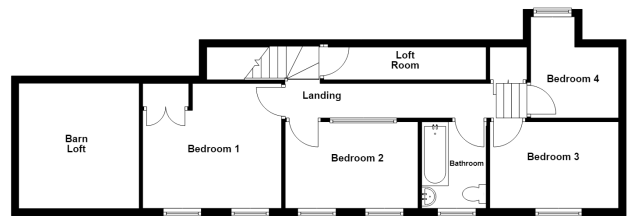




Ground Floor



First Floor



About Laleur De Haut

Laleur De Haut is a beautifully maintained detached period farmhouse dating back to 1729, occupying a peaceful position close to Torteval Church and surrounded by some of Guernsey's most picturesque countryside. Offering an abundance of character and versatile accommodation, the property provides generous reception space including a cosy snug, separate sitting room, a spacious kitchen/breakfast room enjoying delightful views over the gardens, and a study which could equally serve as a ground-floor bedroom. Leading from the welcoming rear entrance hall are a contemporary shower room and a bright sun room overlooking the grounds. The first floor comprises four well-proportioned bedrooms together with a family bathroom, providing excellent accommodation for family living. Externally, the property is equally impressive. A traditional barn flanks one side of the house, with a double tandem garage on the other. A particularly unique feature is the detached outbuilding positioned to the front of the property, incorporating a greenhouse and garden store, which may offer potential for conversion subject to the necessary planning permissions. To the rear lies a stunning landscaped garden, beautifully maintained with mature trees, established shrubs and well-kept hedging, opening onto a substantial lawned area ideal for family enjoyment and outdoor entertaining. The property is approached via an attractive in-and-out driveway providing ample parking for numerous vehicles, complemented by a charming fore garden that creates an impressive first impression. Perfectly positioned for countryside walks and outdoor pursuits, Laleur De Haut also benefits from being just a short drive from Guernsey's sought-after west coast beaches, combining rural tranquillity with convenient access to the island's natural attractions.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

6'6" x 4'5" (1.98m x 1.35m)
Cupboard housing the electric box.

Snug

21'8" x 9' (6.6m x 2.74m)
Working fireplace.

Study / Bedroom 5

13'9" x 13'2" (4.2m x 4.01m)
Working fireplace. Exposed beams. Aspect over the front of the property.

Sitting Room

22'3" x 13'2" (6.78m x 4.01m)
Working fireplace. Exposed beams. Dual aspect to front and rear. Doors giving access onto the garden.

Hallway

16'1" x 10'3" (4.9m x 3.12m)
Stairs to first floor with understairs storage cupboard.

Shower Room

9'9" x 5'10" (2.97m x 1.78m)
Recently fitted contemporary three piece suite comprising shower, wash hand basin and W.C.

Kitchen

16'4" x 11'10" (4.98m x 3.6m)
Fitted with a range of wall and base units with granite effect work surface over. A large window with aspect over the garden.

Sunroom/Utility

12'10" x 10' (3.9m x 3.05m)

FIRST FLOOR

Landing

Storage cupboard.

Bedroom 1

13'11" x 13'2" (4.24m x 4.01m)
A good size room with aspect over the front of the property.

Bedroom 2

15' x 11'3" (4.57m x 3.43m)

Bathroom

10'9" x 5'9" (3.28m x 1.75m)
Fitted with a three piece suite of bath with shower over, pedestal wash hand basin and W.C. Aspect over the front.

Bedroom 3

13'9" x 10'3" (4.2m x 3.12m)
Aspect over the front.

Bedroom 4

12'2" x 10'8" (3.7m x 3.25m)
Aspect to the rear with a lovely view over the garden.

OUTSIDE

Barn

14'5" x 14'4" (4.4m x 4.37m)
Doors to front and rear. Fitted with a sink.

Double Garage

25'3" x 15'11" (7.7m x 4.85m)
Door to rear. Dual aspect with windows either side.

Top Barn

20'9" x 14'10" (6.32m x 4.52m)
There is also a basement to this barn which is accessed via sliding doors.

Greenhouse Room

13'1" x 8'11" (4m x 2.72m)

Storeroom

16'2" x 10'2" (4.93m x 3.1m)

Front

There is a large in-and-out drive with a circular island containing mature trees and shrubs. A private fore garden with a lawn and enclosed by hedging. The gravelled drive provides parking for numerous vehicles.

Rear

Where there is a well manicured rear garden laid to patio and lawn and has mature shrubs. A gravelled path leads to the road and to a field at the rear of the garden, this area includes apple trees and is completely private and enclosed by hedging.

Appliances

Electric Aga with electric Aga extension Module and hob, integrated Miele wine fridge, integrated Miele dishwasher, integrated Miele freezer, integrated Miele fridge.

TRP: 458

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Electric storage heaters.

Construction: Traditional granite with block extension. uPVC double glazed windows. uPVC fascias and soffits.

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

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