



Waysmeet

Les Camps Du Moulin, St. Martin, Guernsey, GY4 6DA

£1,650,000

Open Market



swoffers



sales@swoffers.co.uk | 01481 711766

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



Beautiful period property
Short walk from amenities and South Coast cliffs
Four bedrooms
Good reception space
Parking and a triple garage
Opportunity to create a stunning family home

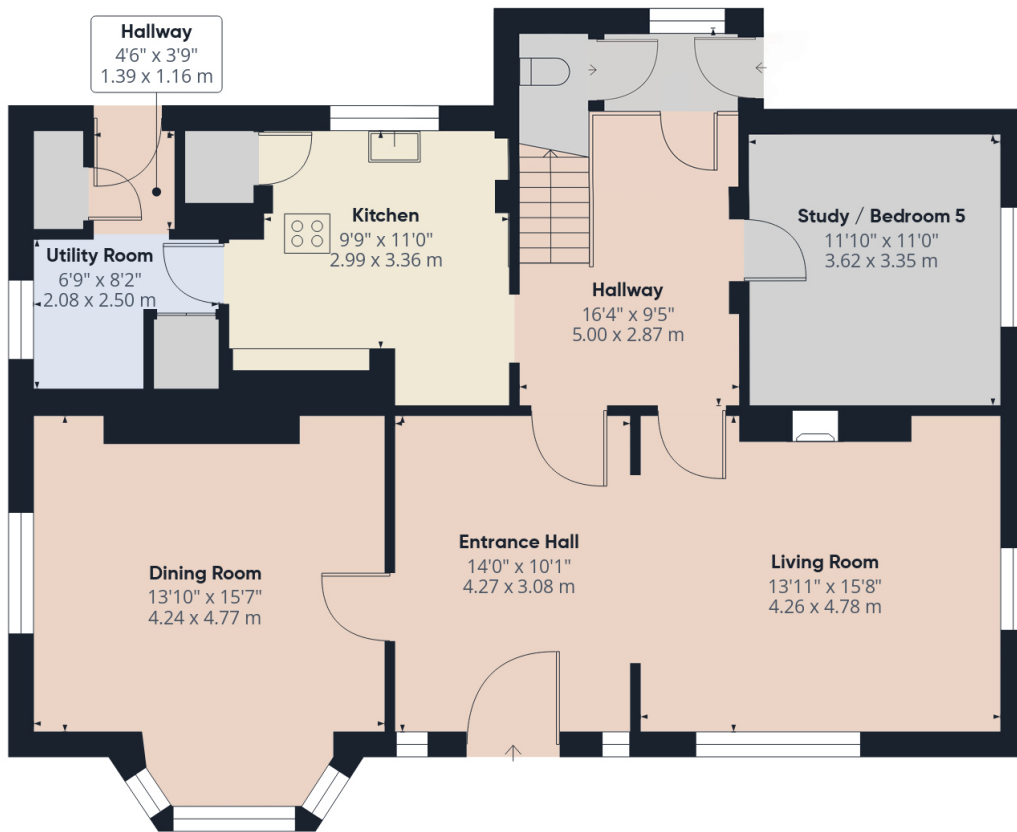












Ground Floor



Floor 1

About Waysmeet

Waysmeet is a very attractive property nestled within a large plot, conveniently located within a very short walk of St Martins Village. The property has been in the same family for more than 40 years and retains many of its original features, including panelled walls and beautiful solid wood Parquet flooring in the reception areas.

Upon entering the house you are immediately struck by the grandeur of the entrance hall with its high ceiling and stunning floor. To the right is the primary reception room, used as a sitting room by the former owner. The wall with the entrance hall opens fully allowing the creation of a very large reception area; perfect entertaining space during the property's heyday. To the opposite side of the entrance hall is the second reception room, used as a dining room. Through towards the rear of the house is a further, equally impressive hallway from which you can access the kitchen and utility area and the study, which could equally provide a ground floor bedroom option. The staircase continues the grand theme, the beautifully carved bannisters, provide a fitting path to the impressive first floor landing from which there is access to the four bedrooms and two bathrooms.

Externally, the property is set back on its plot and approached via a winding driveway. There is easy parking for several cars together with a triple garage which has substantial loft space above and could be converted to annexe accommodation subject to a successful Planning application. There is also a borehole which serves both front and rear gardens.

Waysmeet provides the discerning buyer with a rare opportunity to create a fabulous family home within a stones throw of the local amenities yet only a short walk from the south coast cliffs.

ACCOMMODATION COMPRISING

Hallway

4'7" x 3'10" (1.4m x 1.17m)

Utility Room

6'10" x 8'2" (2.08m x 2.5m)

Kitchen

9'10" x 11' (3m x 3.35m)

Hallway

16'5" x 9'5" (5m x 2.87m)

Study / Bedroom 4

11'11" x 11' (3.63m x 3.35m)

Living Room

13'11" x 15'8" (4.24m x 4.78m)

Entrance Hall

14' x 10'1" (4.27m x 3.07m)

Dining Room

14' x 15'8" (4.27m x 4.78m)

FIRST FLOOR

Landing

9'7" x 9'5" (2.92m x 2.87m)

Bathroom

7'7" x 6'5" (2.3m x 1.96m)

Study

8'6" x 7'10" (2.6m x 2.4m)

Hallway

3'9" x 10'1" (1.14m x 3.07m)

Bedroom 3

8'6" x 11'1" (2.6m x 3.38m)

Bedroom 2

11' x 15'8" (3.35m x 4.78m)

Bathroom

14'4" x 10'2" (4.37m x 3.1m)

Landing

9'7" x 9'5" (2.92m x 2.87m)

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electricity, water and drainage. Gas central heating (new boiler Jan 25). Borehole.

Construction: Assumed to be solid block. Wooden single glazed windows complimented with internal secondary glazing in many rooms.

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

swoffers



sales@swoffers.co.uk | 01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.