



# L'Ecume De Mer

Cobo Coast Road, Castel, Guernsey, GY5 7HB

£3,395,000 OPEN MARKET SOLE AGENT



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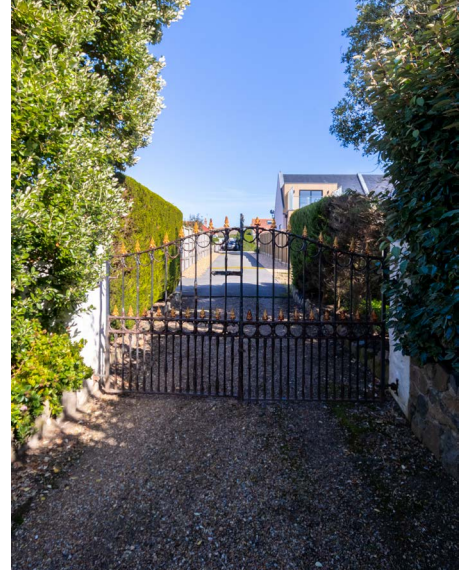
Enviably location at Cobo Bay  
Stunning coastal views from ground and first floor  
Over 5,000sqft of accommodation  
Generous reception rooms  
Five double bedrooms with four en-suites  
South facing garden and terrace  
Scope to modernise and update to taste  
Potential to develop further subject to planning













Approximate total area<sup>m</sup>  
3145.11 ft<sup>2</sup>  
292.19 m<sup>2</sup>

Reduced headroom  
5.49 ft  
0.51 m

(1) Excluding balconies and terraces

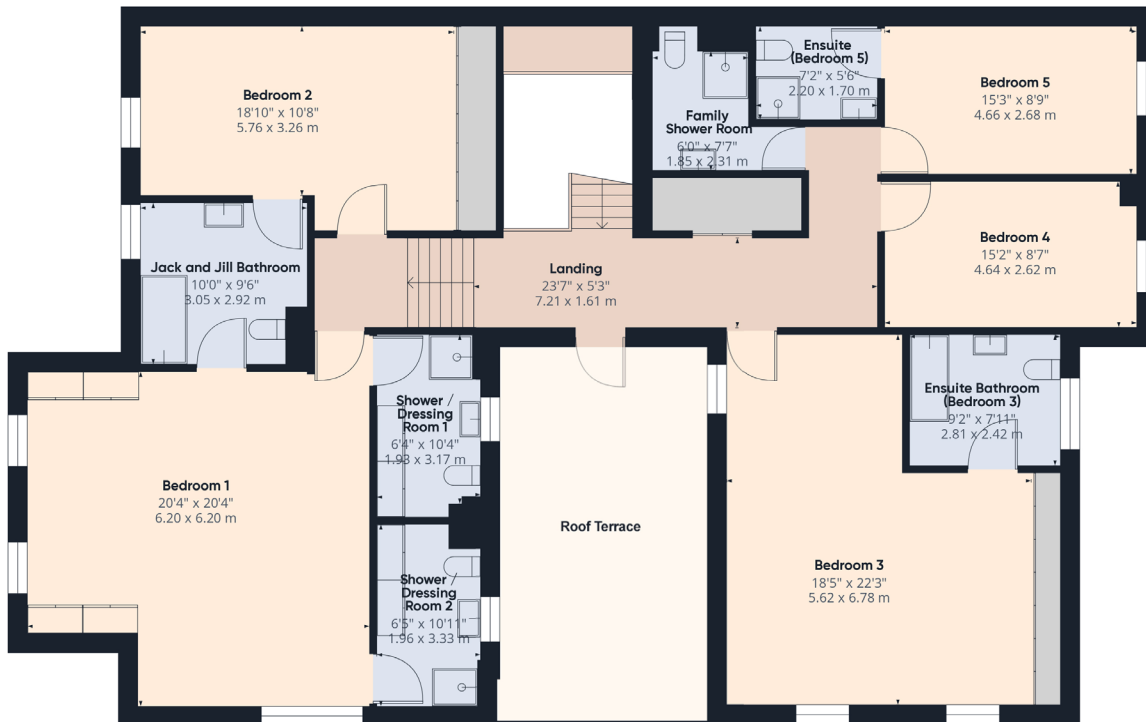
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor



Approximate total area<sup>m</sup>  
1938.69 ft<sup>2</sup>  
180.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1

## About L'Ecume De Mer

Located in Cobo village on the west coast of the island, 'L'Ecume De Mer' is an exciting opportunity for any buyer looking for a home in a truly enviable position. Situated right on the seafront with spectacular views across Cobo Bay, this substantial family home is offered to the market for sale for the first time in over 30 years. The accommodation offers an array of reception areas including generous kitchen/living/dining spaces together with five double bedrooms, four with en-suite facilities including the main bedroom which boasts his and her en-suite shower/dressing rooms. Uniquely, from both the ground and first floor a number of the rooms take advantage of the stunning vista across the Bay, providing an ever changing picture as the tide rises and falls and not forgetting being a prime location to take in the famous Cobo sunsets.

Externally the gardens have been very well maintained and enjoy a sunny south facing aspect. While the property has been very well kept, the opportunity is there for the new owner to upgrade and modernise to taste or to potentially look at more extensive development (subject to relevant planning permissions) as the property is located within the Cobo village development zone.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Vestibule

12'6" x 7'11" (3.8m x 2.41m)

##### Hallway

11'2" x 19'8" (3.4m x 6m)

##### Living Room

27'3" x 20'4" (8.3m x 6.2m)

A lovely large room with stunning views over Cobo beach and to the sea beyond. Featuring a large granite fireplace with tiled hearth.

##### Office

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

Picture window with views over the fore-garden to Cobo bay beyond.

##### Snug

19'11" x 10'10" (6.07m x 3.3m)

Fitted wooden bookshelves. Window giving a view of the fore-garden to Cobo bay beyond.

##### Cloakroom & WC

4'7" x 6'7" (1.4m x 2m)

Fitted with a two piece suite, and a cloakroom area with shelving and hanging rail.

##### Dining Room

24'1" x 19'6" (7.34m x 5.94m)

##### Games Room

16'4" x 17'5" (4.98m x 5.3m)

Cupboard housing oil fired boiler.

##### Wet Room

6'11" x 6'5" (2.1m x 1.96m)

Wet room fitted with walk in shower, WC and wash hand basin.

##### Sunroom

13'5" x 11'10" (4.1m x 3.6m)

##### Utility Room

5'9" x 7'4" (1.75m x 2.24m)

Low level base units with a stainless steel sink and drainer.

##### Kitchen

19'5" x 20'6" (5.92m x 6.25m)

The kitchen is fitted with a range of cream wall and base units with a laminate work surface over incorporating a 2.5 bowl stainless sink and drainer.

##### Double Garage

20'6" x 22'1" (6.25m x 6.73m)

#### FIRST FLOOR

##### Landing

23'8" x 5'3" (7.21m x 1.6m)

Door leading to south facing terrace.

##### Bedroom 1

20'4" x 20'4" (6.2m x 6.2m)

Extensive run of built in wardrobes. Stunning views over Cobo bay to the sea and horizon beyond.

##### Shower Room 1

6'4" x 10'5" (1.93m x 3.18m)

Consisting of three piece suite with corner shower, wash hand basin set into vanity unit and WC. Run of built in wardrobes.

##### Shower Room 2

6'5" x 10'11" (1.96m x 3.33m)

Consisting of three piece suite with corner shower, wash hand basin set into vanity unit and WC. Run of built in wardrobes.

##### Jack and Jill Bathroom

10' x 9'7" (3.05m x 2.92m)

Fitted bath with shower over, wash hand basin, bidet and WC.

##### Bedroom 2

18'11" x 10'8" (5.77m x 3.25m)

Extensive run of built in wardrobes. Stunning views over Cobo bay to the sea and horizon beyond.

##### Bedroom 3

18'5" x 22'3" (5.61m x 6.78m)

##### Ensuite Bathroom

9'3" x 7'11" (2.82m x 2.41m)

Fitted with a three piece suite consisting of bath with shower over, WC and wash hand basin.

##### Bedroom 4

15'3" x 8'7" (4.65m x 2.62m)

##### Family Shower Room

6'1" x 7'7" (1.85m x 2.3m)

Fitted with a three piece suite consisting of wash hand basin set into vanity unit, WC and corner shower.

##### Bedroom 5

15'3" x 8'10" (4.65m x 2.7m)

##### Ensuite Bathroom

7'3" x 5'7" (2.2m x 1.7m)

Three piece suite consisting of wash hand basin, WC and corner shower.

#### OUTSIDE

##### Front

The tarmac driveway leads down the side of the property to a large parking area which gives access to the double garage. There is a low maintenance predominantly gravelled fore-garden which offers stunning views over Cobo Bay.

##### Rear

The gardens are well maintained and enjoy a south facing aspect, the lawned area is planted with numerous shrubs and mature hedging. There is also vehicular access to the rear garden via a separate driveway.

#### Appliances

Zanussi double oven. Panasonic integrated microwave. Indesit freestanding dishwasher. Zanussi integrated four ring hob. Tricity integrated extractor fan. Whirlpool integrated fridge. Two AEG integrated freezers. Indesit integrated fridge. Hotpoint fridge/freezer. Hotpoint washing machine. Hotpoint tumble dryer.

**Viewing:** By Appointment.

**Possession:** By Arrangement.

**Services:** All mains. Full oil fired central heating. uPVC double glazed windows.

**Price includes:** Curtains, carpets, light fittings and appliances as listed.

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