



LES PETITS MOUETTES

La Greve, Vale, Guernsey, GY3 5AR

£1,740,000

Open Market



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



Six bedrooms and four bathrooms
Walking distance to golf course and
west coast beaches
Versatile accommodation
Swimming pool
Quiet location
Large garage and parking for several
cars





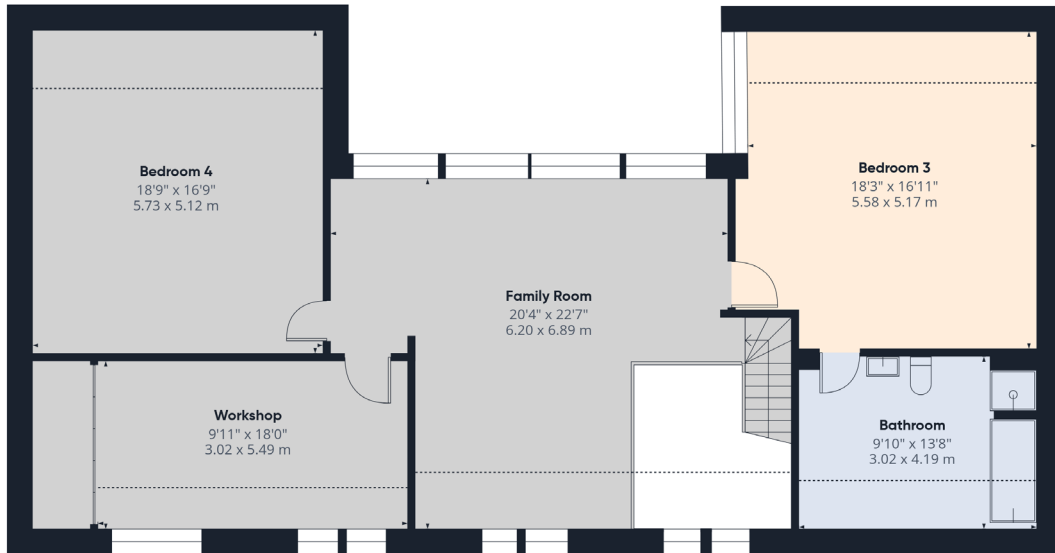








Ground Floor



Floor 1

About Les Petits Mouettes

Les Petits Mouettes is approached via a private lane and overlooks L'Ancrese Common to the front and a nature reserve to the rear.

The property, which offers six bedrooms and four bathrooms set over approximately 4,300 sqft of accommodation, will appeal to those looking for a substantial family home or, equally, families needing flexibility to allow multi-generational living as the layout very much lends itself to this style of occupancy.

The accommodation comprises four bedrooms on the ground floor with a further two on the first floor, one being ensuite. Also on the first floor is a large family room offering views towards the golf course and beyond to the sandy beaches at Les Amarreurs and Ladies Bay together with a room currently used as a workshop but would make a perfect ensuite to the adjacent bedroom. The remaining ground floor accommodation consists of a large living room, kitchen/diner, sunroom and family bathroom. To the southern side of the property is a large two car garage.

To the front of the property is a small area of lawn surrounded by mature shrubs and a gravel driveway with comfortable parking for four vehicles. The rear garden is private with a patio terrace with steps up to the swimming pool. The remainder of the formal garden is laid to lawn and surrounded by mature hedging beyond which is a small area of agricultural land which borders the nature reserve.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hallway

24'4" x 5'5" (7.42m x 1.65m)

Living Room

13'9" x 38' (4.2m x 11.58m)

Wooden floors, wood burning stove, large windows to front and side

Kitchen

13'9" x 19'9" (4.2m x 6.02m)

Electric Aga
Electric hob (unbranded)
Hotpoint dishwasher
Hotpoint oven and grill
Freestanding LEC fridge freezer

WC

3'1" x 6'6" (0.94m x 1.98m)

WC and basin

Bedroom 1

20' x 13'9" (6.1m x 4.2m)

Windows to the rear garden
Built in wardrobes

Ensuite Bathroom

6'2" x 10'6" (1.88m x 3.2m)

Wet room style shower, twin sinks, WC

Hallway

3'3" x 22'9" (1m x 6.93m)

Rear Hallway

16'3" x 8'11" (4.95m x 2.72m)

A range of built in cupboards and shelves
Window to internal courtyard
Vaulted ceiling

Bedroom 5

16'3" x 10' (4.95m x 3.05m)

Built in wardrobe
Window to rear garden

Hallway

8'1" x 7'11" (2.46m x 2.41m)

Bedroom 6

15'8" x 8'11" (4.78m x 2.72m)

Built in wardrobe
Window to rear garden

Bedroom 2

12' x 10'1" (3.66m x 3.07m)

Built in wardrobes, window to rear garden

Ensuite Bathroom

5'6" x 10'2" (1.68m x 3.1m)

WC, basin, bath with shower over
Has external access (could be used as a pool shower)

Family Bathroom

6'4" x 8'7" (1.93m x 2.62m)

Bath with shower over, WC, basin

Library

7'5" x 16'6" (2.26m x 5.03m)

Access to the large two car garage . . .

Sunroom

12'3" x 16'11" (3.73m x 5.16m)

Wood burning stove
Large windows to the front

Garage

41'6" x 13'4" (12.65m x 4.06m)

Room for two cars with plenty of storage

FIRST FLOOR

Family Room

20'4" x 22'7" (6.2m x 6.88m)

Views towards L'Ancrese Common

Bedroom 3

18'4" x 17' (5.6m x 5.18m)

Unfinished and currently being used as a store room

Ensuite Bathroom

9'11" x 13'9" (3.02m x 4.2m)

Bath, shower, basin, WC

Bedroom 4

18'10" x 16'10" (5.74m x 5.13m)

Built in cupboard storage

Workshop

9'11" x 18' (3.02m x 5.49m)

Workbench and shelving
Built in cupboards

OUTSIDE

Utility Out House

Russell Hobs chest freezer

Zanussi fridge

Fridgemaster freezer

Samsung washing machine

Rear Garden

Wooden garden shed

Pump room

Swimming pool set in a patio surround

Patio terrace with wooden pergola

above with an inset covered roof

Access to agricultural land via pedestrian gate

Field

Area of agricultural land bordering

nature reserve

Two storage sheds

Front

The house is approached via a very quiet lane with a gravel driveway with parking for four cars.

Laid to lawn with mature shrubs and plants.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity.

Cesspit drainage. Electric heating.

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

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