



# Batteleur

La Hougue, Vale, Guernsey, GY3 5JA

POA

OPEN MARKET

Rare opportunity to acquire a large traditional Guernsey farmhouse | Substantial and highly versatile accommodation  
Walking distance to L'Ancrese and Pembroke beaches | Highly private gardens | Five/six double bedrooms all ensuite  
Generous open plan living/dining room | Plenty of parking and single garage  
Detached two bedroom local market cottage



**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

01481 711766

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



## About Batteleur

We are delighted to offer for sale on the open market this attractive and generously proportioned family home situated in a tranquil Vale location, within a short walk of Pembroke and Ladies bay, two of Guernsey's most popular beaches.

The accommodation on offer is highly versatile and comprises several reception rooms including a super open plan living/dining room together with up to six double bedrooms, all ensuite, in the main house. A detached two bedroom local market cottage with its own garden forms part of the property.

The gardens are highly private and include a large heated swimming pool, sheltered seating area, pond, greenhouse and lawned area with a selection of mature trees and shrubs.

Viewing is highly recommended to fully appreciate all this desirable family home has to offer.







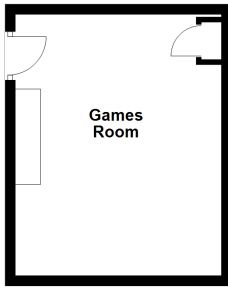


# Local Market Cottage

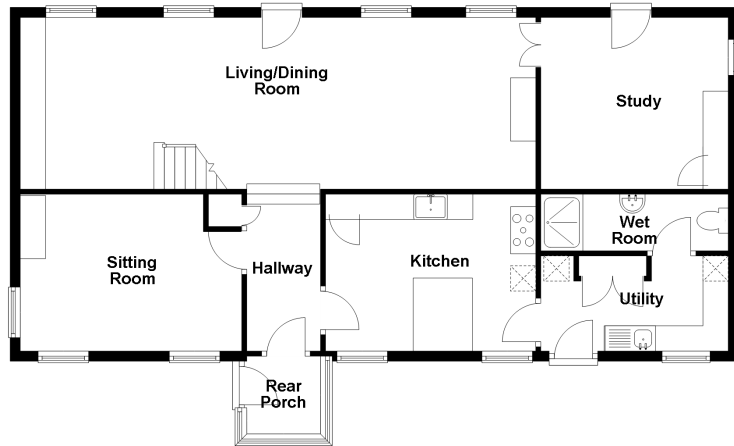


# Main House Floorplan

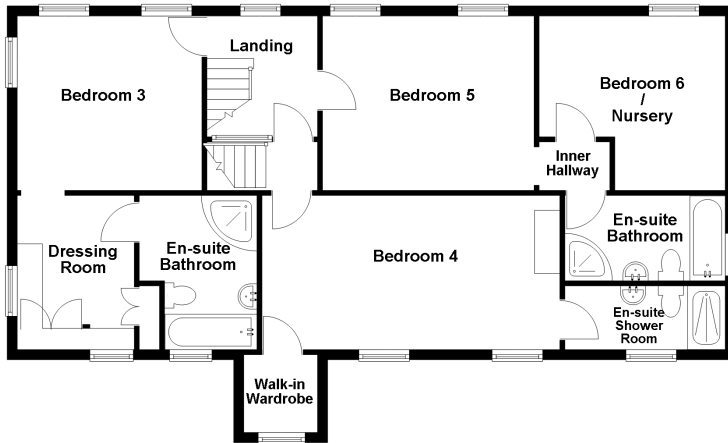
Lower Ground Floor



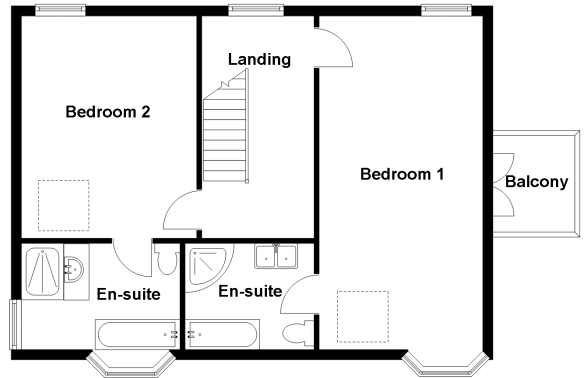
Ground Floor



First Floor

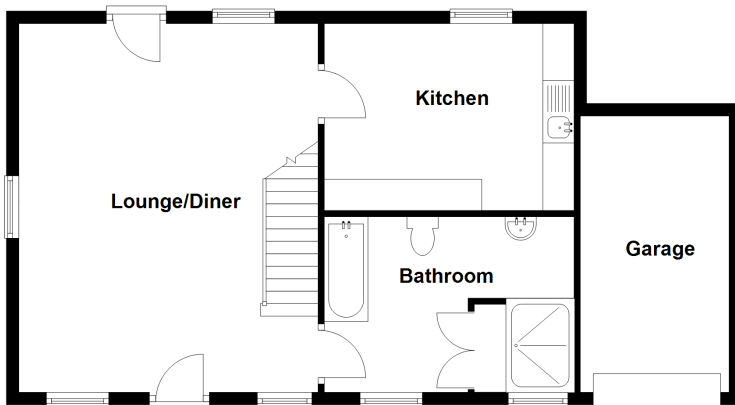


Second Floor

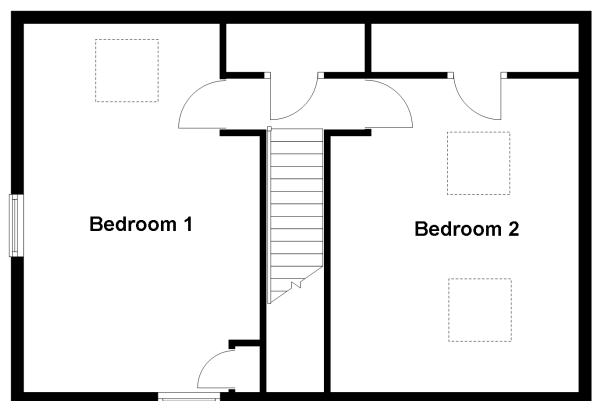


# Local Market Cottage Floorplan

Ground Floor



First Floor



## ACCOMMODATION COMPRISING

### Rear porch

6'4" x 6' (1.93m x 1.83m)

### Rear Hallway

11'10" x 4'11" (3.6m x 1.5m)  
Cloak cupboard.

### Sitting Room

17'5" x 10'11" (5.3m x 3.33m)

### Kitchen/Breakfast Room

15'8" x 10'10" (4.78m x 3.3m)  
Fitted with a range of wooden cream wall and base units. A pink and black granite work surface over incorporating a Belfast sink.

### Utility Room

11'5" x 7'4" (3.48m x 2.24m)  
Door to rear. Cream wall and base units with wooden work surface oven. Oversized sink and drainer.

### Wet Room

10'4" x 2'11" (3.15m x 0.9m)  
Fitted with a two piece white suite. Large walk in shower.

### Dining/Living Room

37'3" x 15' (11.35m x 4.57m)  
Stairs to first floor. Door to front garden. Open fireplace set into marble hearth and surround.

### Study

15'7" x 10' (4.75m x 3.05m)

## FIRST FLOOR

### Bedroom Suite 3

15'2" x 14'10" (4.62m x 4.52m)

### Dressing Room

11'1" x 8' (3.38m x 2.44m)  
Built in wardrobes, chest of drawers and dressing table.

### Ensuite Bathroom

11'1" x 7' (3.38m x 2.13m)  
Fully tiled. Fitted with a four piece suite consisting of bath with hand held shower, low level flush WC, wash hand basin set into vanity unit and large corner shower.

### Bedroom Suite 5

Incorporating...

### Bedroom

15' x 15'1" (4.57m x 4.6m)

### Inner Hall

4'3" x 4'2" (1.3m x 1.27m)

### Potential Bedroom 6

15'9" x 10'8" (4.8m x 3.25m)

### Ensuite Bathroom

11'7" x 5'5" (3.53m x 1.65m)  
Featuring a bath, WC, wash hand basin set into pedestal and corner shower.

## BEDROOM SUITE 4

### Bedroom

20'6" x 11'1" (6.25m x 3.38m)

### Ensuite Shower Room

13' x 4'2" (3.96m x 1.27m)  
Three piece suite consisting of WC, wash hand basin set into vanity unit and shower.

### Walk-In Wardrobe

6'1" x 6'6" (1.85m x 1.98m)

### Landing

15'1" x 7'4" (4.6m x 2.24m)

## SECOND FLOOR

### Landing

16'2" x 8'2" (4.93m x 2.5m)

## BEDROOM SUITE 2

### Bedroom

15'11" x 14'4" (4.85m x 4.37m)

### Ensuite Bathroom

10'1" x 11'2" (3.07m x 3.4m)  
Featuring a large walk in shower, bath with hand held shower, low level WC and wash hand basin. Underfloor heating.

## MASTER BEDROOM SUITE

### Master Bedroom

26'3" x 14'7" (8m x 4.45m)  
Double doors give access to balcony with view towards Grande Harve bay and distant sea views beyond.

### Ensuite Bathroom

10'10" x 9'3" (3.3m x 2.82m)  
Featuring bath with handheld shower, low level flush WC, his and hers wash hand basins and large corner shower. Underfloor heating.

## LOWER GROUND FLOOR

### Games room

14'1" x 14'1" (4.3m x 4.3m)

## OUTSIDE

### Front of property

Accessed through the sitting room and study is a full enclosed lawn garden bound with mature trees and shrub. Stone path leads from front door to road.

### Appliances

Integrated Rangemaster oven with five ring gas hob and hot plate. Integrated Smeg dishwasher. Integrated Neff fridge. Fisher and Pakel American style fridge/freezer. Indesit tumble dryer. Zanussi washing machine.

## LOCAL MARKET COTTAGE

### Lounge

18'5" x 15'11" (5.61m x 4.85m)

### Kitchen

10'1" x 9'1" (3.07m x 2.77m)  
Fitted with a range of cream wall and base units incorporating a Belfast sink and laminate wood effect surface over.

### Bathroom

9'1" x 10'1" (2.77m x 3.07m)  
Fitted with a sunken bath, low level flush WC, Wash hand basin set into vanity unit and large walk in shower. Two large built in storage cupboard.

### Landing

5'10" x 3'3" (1.78m x 1m)  
Access to airing cupboard.

### Bedroom 2

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

### Bedroom 1

17'5" x 12'6" (5.3m x 3.8m)

## Appliances

Sharp microwave. Freestanding Statesman freezer. Integrated Neff dishwasher. Integrated fridge.

## OUTSIDE

### Rear

Raised sandstone terrace with steps leading to an enclosed garden with several mature shrubs bounded by a mixture of granite wall and wooden fencing. A block built pump room houses oil boiler and pool pump.

### Garage/Store Room

19'6" x 9'7" (5.94m x 2.92m)

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** All mains. Full oil fired central heating. Bottled gas for hob. Separate boiler for cottage and pool.

**Construction:** Granite. uPVC double glazed windows. uPVC fascias and soffits.

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

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