



# La Maison Sentinelle

Route Des Coutures, Vale, Guernsey, GY3 5LA

£2,950,000

OPEN MARKET SOLE AGENT

Fine Victorian House on private elevated site | Restored and beautifully presented  
Excellent room proportions | Incredibly light, bright and full of character  
Sea views to the East | Envious degree of privacy



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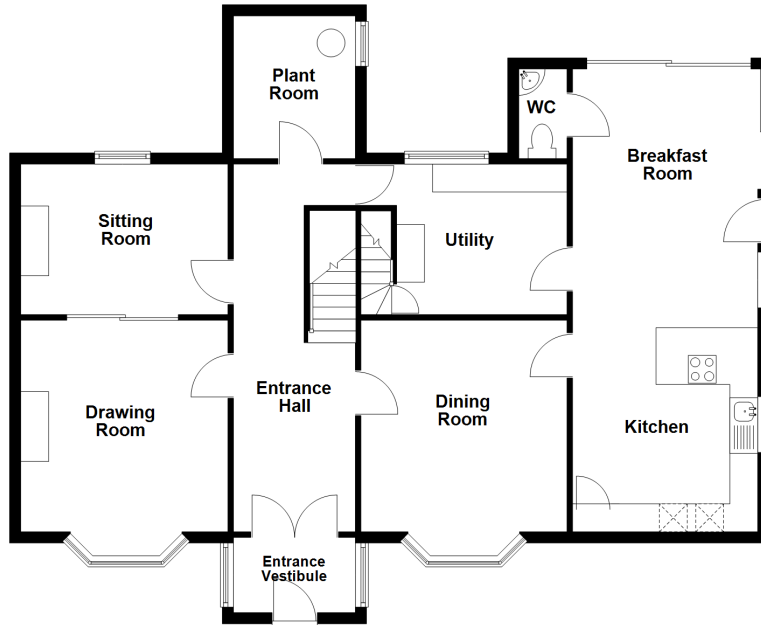




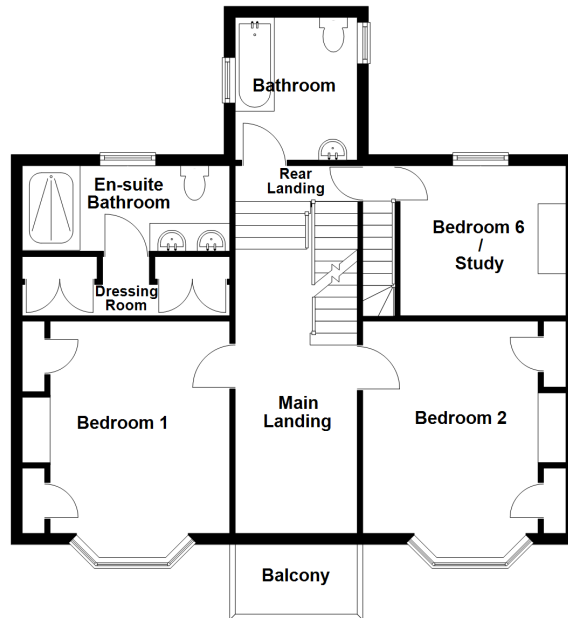




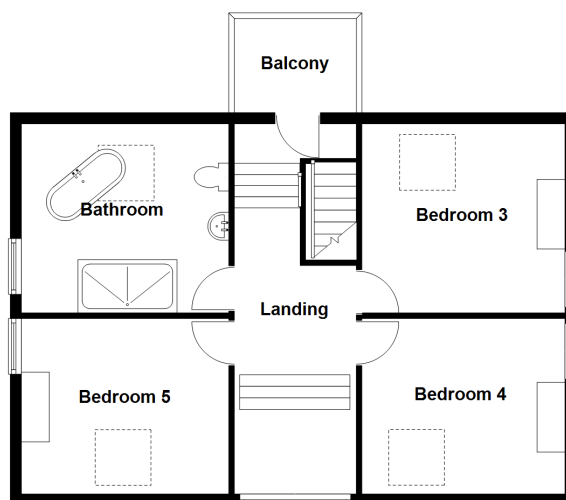
Ground Floor



First Floor



Second Floor



## About La Maison Sentinelle

La Maison Sentinelle stands proudly in the middle of an elevated site with some sea views to the east overlooking Herm and Jethou. The property has two driveways and offers an enviable degree of privacy. It is a fine Victorian house which has been carefully restored, retaining an abundance of character, and is beautifully presented including a new kitchen and bathrooms. The 5 bedroomed accommodation is incredibly light and bright, surrounded on all 4 sides by its own land and offers total privacy. We highly recommend viewing of the property in order to appreciate its proportions, condition and privacy.

### ACCOMMODATION COMPRISING

#### Entrance Vestibule

6'7" x 3'5" (2m x 1.04m)

Half glazed exterior and interior doors. Mosaic tiled floor.

#### Entrance Hall

29'6" x 7'7" (9m x 2.3m)

Ornate cornice. Mosaic tiled floor. Staircase to first floor.

#### Drawing Room

20'2" x 15'5" (6.15m x 4.7m)

Grey marble fireplace with cast iron inset. Original sliding doors into...

#### Sitting Room

12'10" x 14'4" (3.9m x 4.37m)

Window to rear. Door to hallway. Marble fireplace. Ornate decorative ceiling roses.

#### Dining Room

20'4" x 12'6" (6.2m x 3.8m)

Marble fireplace. Ornate decorative features.

#### Kitchen/Breakfast Room

33'6" x 9'6" (10.2m x 2.9m)

#### Kitchen

18'4" x 9'6" (5.6m x 2.9m)

Fully fitted with grey wall and base units. Breakfast bar. Two sets of sliding doors to garden. Vaulted ceiling with skylights.

#### Cloakroom

2'4" x 1' (0.7m x 0.3m)

WC and wash hand basin.

#### Utility Room

12'2" x 10'10" (3.7m x 3.3m)

Fully fitted with base and wall units. Second staircase to first floor.

#### Boiler Room

8' x 10'10" (2.44m x 3.3m)

Two Mega flow hot water cylinder. Electric fuses. Communication hub.

### FIRST FLOOR

#### Rear Landing

7'3" x 2'11" (2.2m x 0.9m)

Three steps to main landing. Three steps to...

#### Bedroom/Study

12'6" x 11'2" (3.8m x 3.4m)

Marble fireplace. Window to rear with open outlook. Also accessed via the second staircase from utility room.

#### Bathroom

8'2" x 6'11" (2.5m x 2.1m)

Three piece white suite.

#### Main Landing

21'8" x 7'2" (6.6m x 2.18m)

Doors to small balcony.

#### Master Bedroom

19'4" x 13'11" (5.9m x 4.24m)

Lovely views from across to Vale castle and Herm beyond.

#### Dressing Room

14'1" x 4'10" (4.3m x 1.47m)

Fitted wardrobes and built in cupboard.

#### Ensuite Shower Room

13'8" x 6'7" (4.17m x 2m)

Four piece suite.

#### Bedroom 2

20'3" x 13'8" (6.17m x 4.17m)

Grey marble fireplace with cast iron inset. Lovely views from front across to Jethou.

### SECOND FLOOR

#### Landing

17'5" x 7'1" (5.3m x 2.16m)

Two steps up into dormer which gives lovely sea views to the East.

#### Bedroom 3

14'5" x 17'11" (4.4m x 5.46m)

Velux window to rear. Gable window overlooking a neighbouring lake. Sea views to Herm beyond.

#### Bedroom 4

14'4" x 14'9" (4.37m x 4.5m)

Velux window to front. Gable window overlooking a neighbouring lake. Sea views towards Herm.

#### Bedroom 5

14'5" x 13'11" (4.4m x 4.24m)

Velux window to front. Gable window to side.

#### Bathroom

13'11" x 12'10" (4.24m x 3.9m)

Four piece white suite. Velux window to rear. Cast Iron fireplace.

### EXTERIOR

La Maison Sentinelle stands in the centre of its land and can be approached over two driveways. The garden that surround the house are laid to lawn with shrubbery and tree borders. There is a useful granite built barn.

#### Barn

24'10" x 14'7" (7.57m x 4.45m)

Currently divided into two separate areas set over two floors with good head height. The Barn is in good order.

#### Rear

Oil tank.

#### Appliances

Two Siemens oven. Siemens microwave. Siemens coffee maker. Undercounter fridge. Siemens dishwasher. Neff fridge/freezer. Siemens ceramic hob with extractor. Quooker instant boiling water tap. Miele washing machine. Miele tumble dryer. Miele oven.

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