



Hunters Lodge

La Brigade Road, St. Andrew, Guernsey, GY6 8RH

£1,085,000

Open Market | Sole Agent



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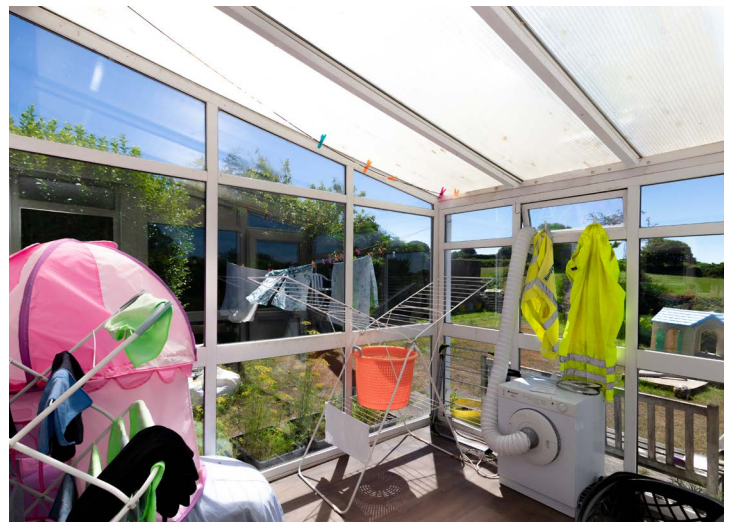
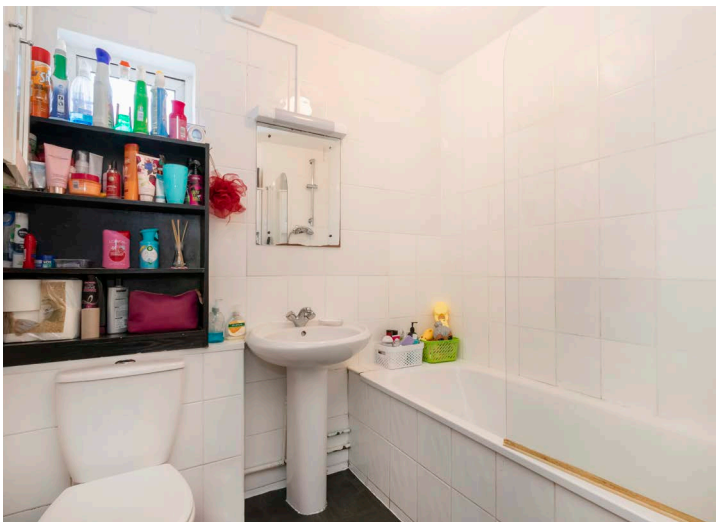
01481 711766

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



Beautiful rural rear outlook
Large driveway offering ample parking
Well proportioned rooms
Convenient location
Potential to extend (subject to the necessary permissions)
Currently registered as a Part D. Could also make a comfortable family home





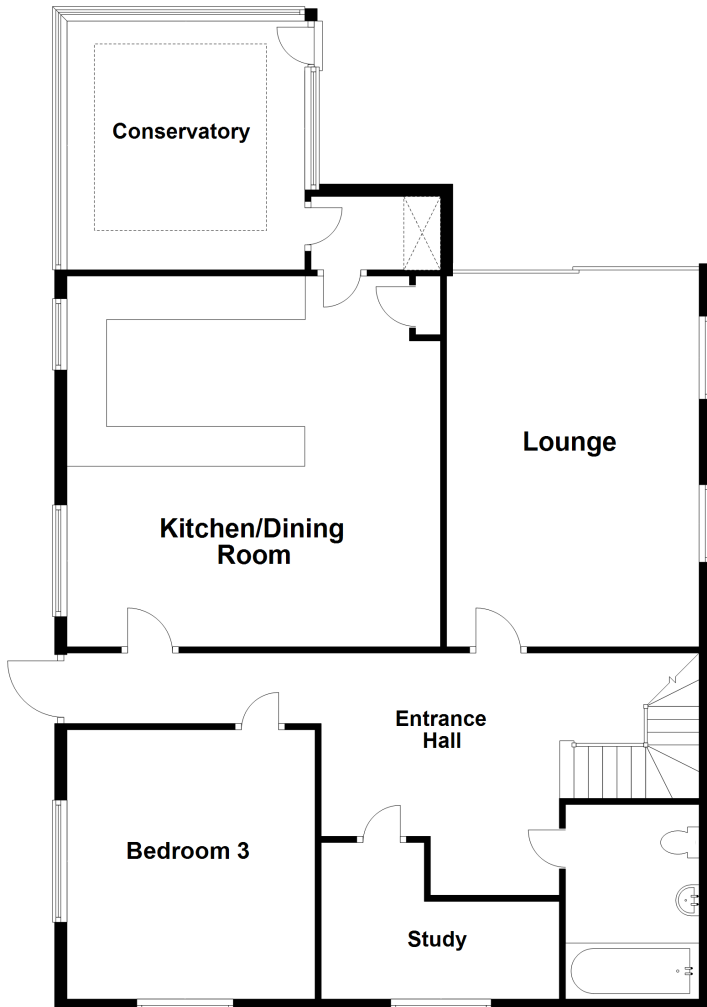




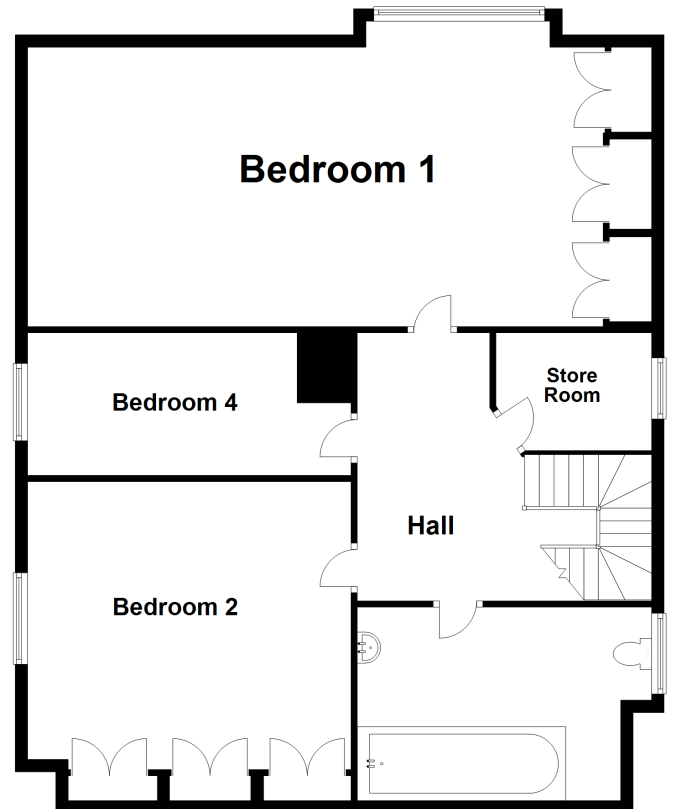




Ground Floor



First Floor





About Hunters Lodge

'Hunters Lodge' is an attractive home situated in the rural Parish of St. Andrews. Pleasantly backing onto fields the property has a feeling of peacefulness and seclusion despite the convenient location within close proximity to St. Peter Port, St. Martins and the hospital. The accommodation is versatile and offers four bedrooms plus a study, a separate lounge and large kitchen/diner. The property is currently registered as a Part D so will appeal to a multitude of buyers – both those looking for an investment or an exciting opportunity to modernise the accommodation to their taste and make a wonderful family home. Viewing is highly recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

15'9" x 4'11" (4.8m x 1.5m)

Kitchen /Diner

21' x 13'5" (6.4m x 4.1m)

Lino flooring, base and eye level units with worktop over, tiled splashback, one and a half bowl sink and drainer with mixer tap, fitted cupboard housing hot water tank.

Inner Hallway

5'11" x 2'11" (1.8m x 0.9m)

Housing the boiler.

Conservatory

9'6" x 7'3" (2.9m x 2.2m)

Lino flooring, doors leading to the garden.

Lounge

24'11" x 10'2" (7.6m x 3.1m)

Sliding doors leading to the rear of the garden.

Bathroom

6'3" x 5'7" (1.9m x 1.7m)

Lino flooring, WC, wash hand basin, tiled bath with shower attachment over and screen, heated towel rail.

Bedroom 3

12'6" x 11'6" (3.8m x 3.5m)

Study

11'6" x 9'6" (3.5m x 2.9m)

FIRST FLOOR

Landing

Stairs leading to first floor landing.

Family Bathroom

8'10" x 7'10" (2.7m x 2.4m)

Lino flooring, partly tiled walls, WC, wash hand basin, bath with shower attachment over, heated towel rail.

Bedroom 2

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

Fitted triple wardrobes, additional eaves storage.

Bedroom 4

9'2" x 6'3" (2.8m x 1.9m)

Bedroom 1

13'9" x 12'2" (4.2m x 3.7m)

Storage Room

Fitted shelving

OUTSIDE

Front

Off road parking for multiple vehicles, access to the garden.

Rear

An attractive garden that is mostly laid to lawn, surrounded by a stone wall and mature shrub borders and hedging. The outlook is pleasant looking onto rural fields.

Appliances

Hotpoint freestanding electric oven, extractor fan over, Hotpoint washing machine, Bosch dishwasher, Grant oil boiler.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drains. Oil fired central heating.

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

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