

SOLE
AGENT



La Croisie

Petit Bot, Forest, Guernsey, GY8 0BW

 x4  x1 **PERRYS 29 E3 TRP 151**

- Renovation opportunity
- Highly sought after location
- Set on a tranquil lane in the Forest
- Detached traditional Guernsey cottage
- Pretty gardens
- Up to four bedrooms

£545,000

LOCAL MARKET

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





About La Croisie

'La Croisie' is a beautiful, traditional Guernsey cottage set in a tranquil location within walking distance to Petit Bot Bay. Presenting an exciting opportunity for a renovation project this charming home is ready to be lovingly restored by its new owner and made into a wonderful family home. The accommodation comprises a kitchen, living room, bathroom and two bedrooms downstairs as well as two further bedrooms upstairs and a useful loft space. Viewing is highly recommended to appreciate the potential that this detached property has to offer.

ACCOMMODATION COMPRISING

Entrance Hall

10'6" x 5'9" (3.2m x 1.75m)
Window to front and door to the rear.

Hallway

12'6" x 2'11" (3.8m x 0.9m)
Stairs to loft room. Storage as fitted.

Kitchen / Diner

12'2" x 7'10" (3.7m x 2.4m)
Stainless steel sink. Windows to front and side. Four ring gas hob

Boiler Room

9'10" x 4'9" (3m x 1.45m)
Window to front. Vaillant boiler. Electric system.

Bathroom

9'7" x 6'4" (2.92m x 1.93m)
Fitted with a three piece suite of bath, wash hand basin and W.C. Window to front.

Bedroom 4 / Study

10' x 10'1" (3.05m x 3.07m)
Two windows to front.

GARAGE

Utility Room

10'6" x 4'5" (3.2m x 1.35m)
Stainless steel sink. Window to rear. Shelving units as fitted.

Living Room

11'6" x 11'2" (3.5m x 3.4m)
Fireplace. Window to front. Stairs to first floor.

Porch

4'7" x 3'3" (1.4m x 1m)
W.C. Door to front.

Entrance Porch

2'6" x 3'8" (0.76m x 1.12m)
Fitted with a wash hand basin and W.C.

Bedroom 3

11'6" x 9'11" (3.5m x 3.02m)
Window to front. Fireplace.

FIRST FLOOR

Landing

3'11" x 2'3" (1.2m x 0.69m)

Bedroom 1

11'2" x 9'2" (3.4m x 2.8m)
Window to front. Wash hand basin. Sloped ceiling.

Bedroom 2

10'7" x 9'6" (3.23m x 2.9m)
Window to front. Wash hand basin. Sloped ceiling.

OUTSIDE

Front

a gate and steps lead up to a small fore garden.

Rear

Steps leading up to a concrete terrace area to one side and steps to the other side leading to a seating area and further steps lead up to the rear.

Appliances

Stoves New Home hob, Creda Cooker.

TRP: 151

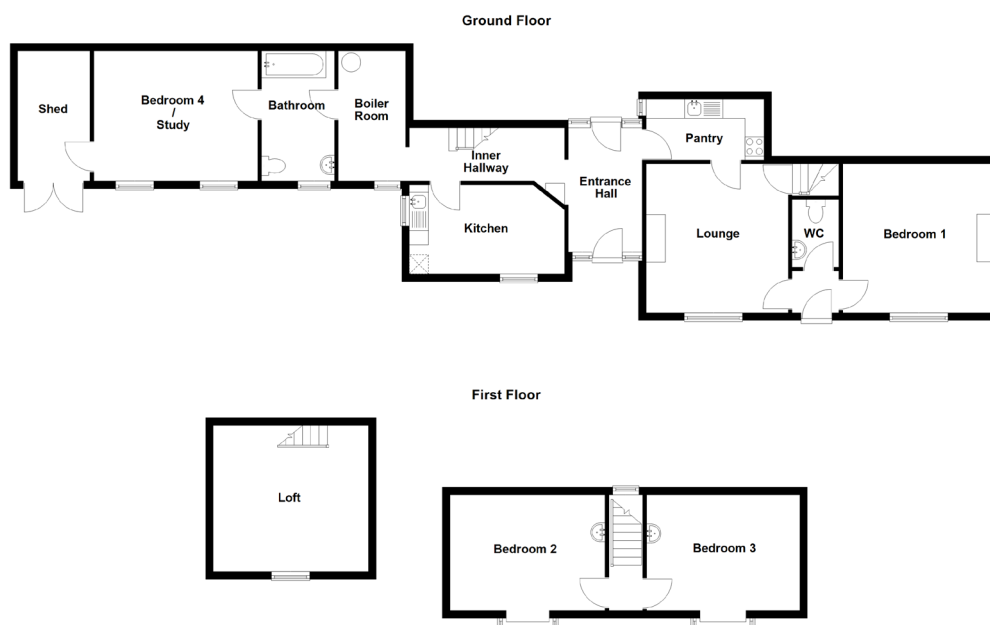
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas heating. Wet radiator system.

Construction:

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



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