



Les Hautgards

Le Hautgard, Vale, Guernsey, GY3 5HZ

£2,570,000

Open Market



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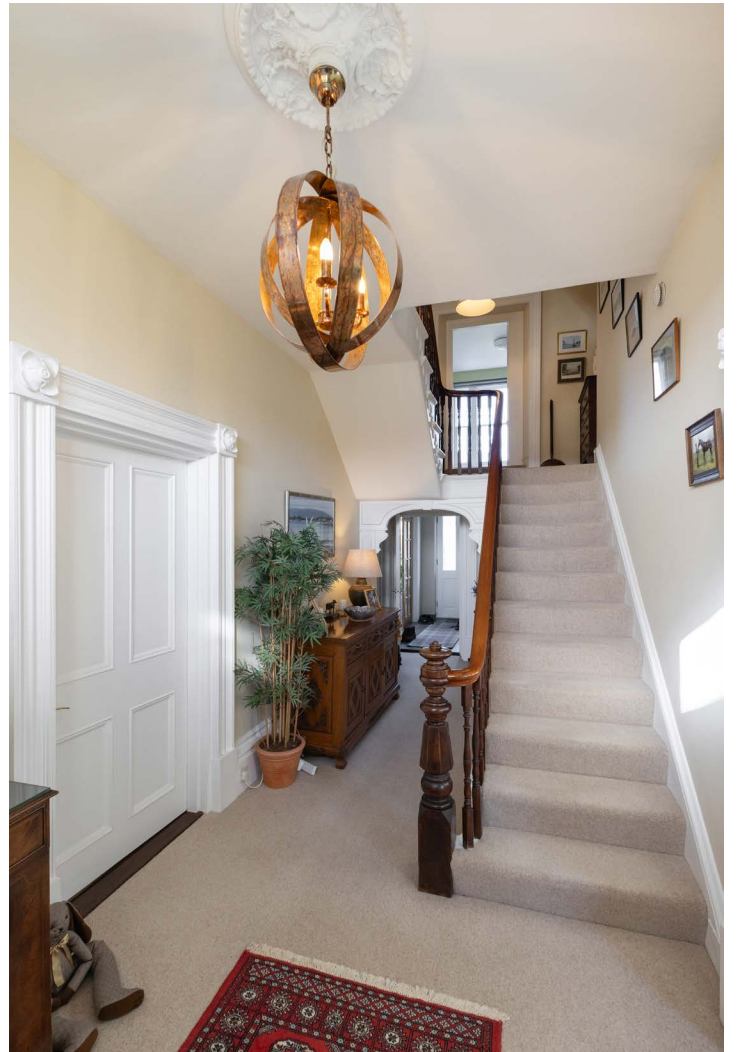
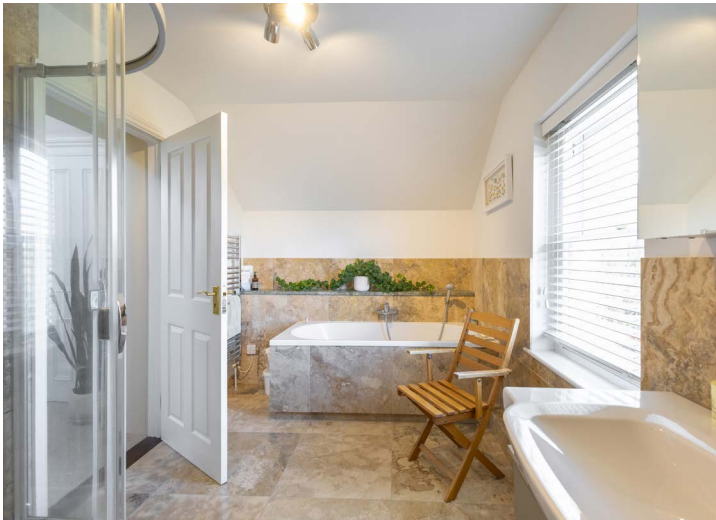
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Attractive Victorian Villa
Quiet lane close to L'Ancrese beaches
Up to five bedrooms
Well proportioned living spaces
Large garden, field and swimming pool
Very well maintained throughout
Plenty of parking



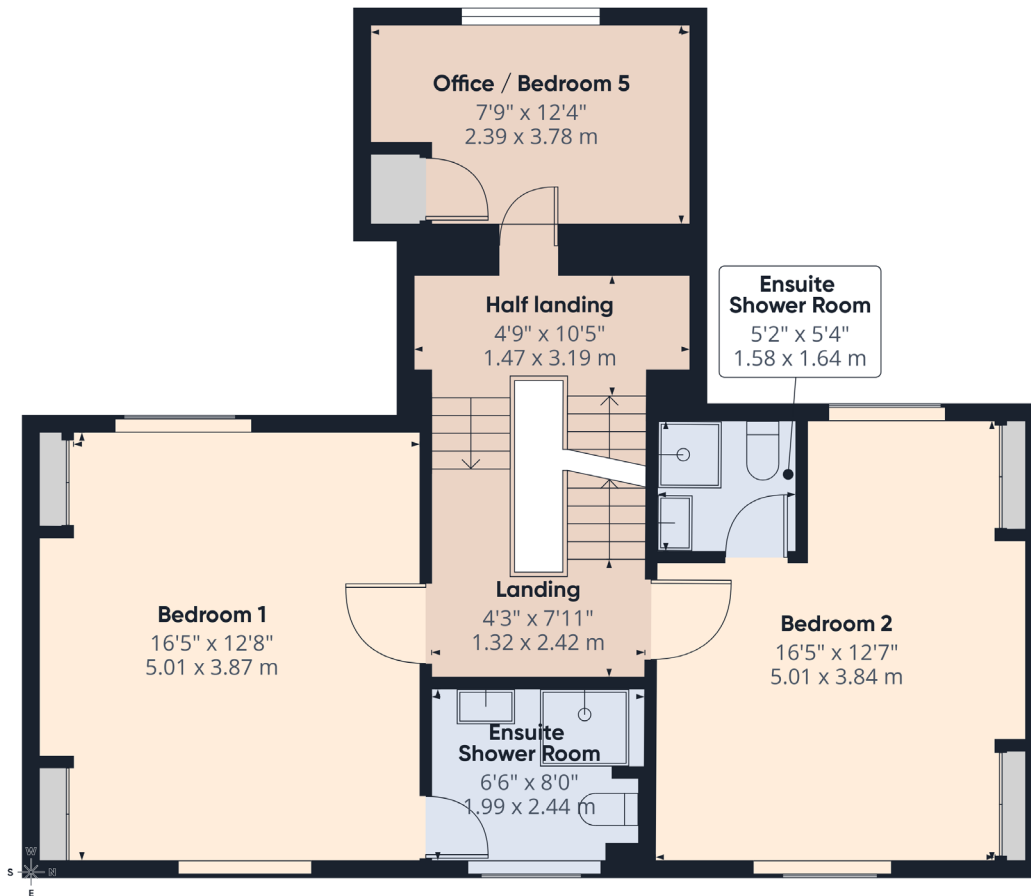




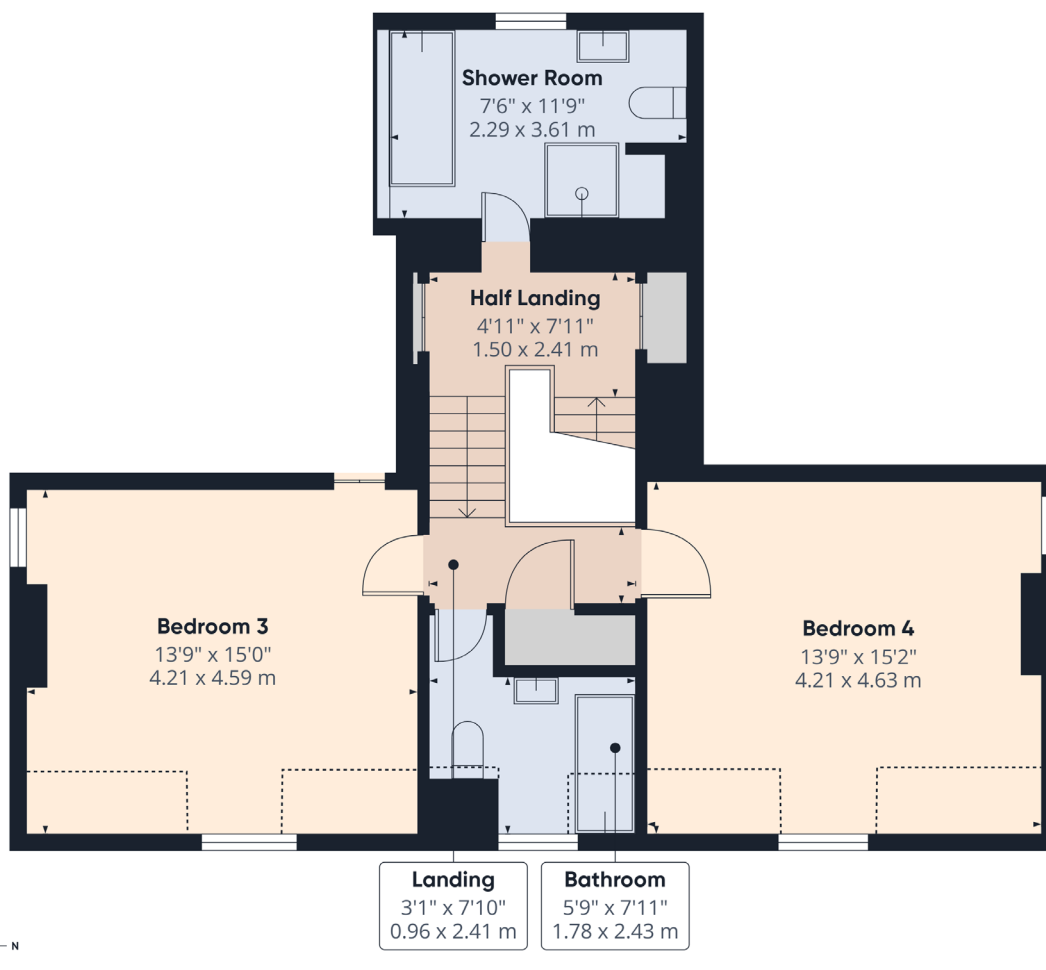




Ground Floor



Floor 1



Floor 2

About Les Hautgards

'Les Hautgards' is a beautifully maintained Victorian villa set in a secluded lane in the Vale, just a short walk from L'Ancrese Common and beaches. The property boasts an exceptional blend of period charm and modern living. This elegant home provides up to five bedrooms, complemented by generous living areas ideal for both family life and entertaining.

To the rear is a contemporary kitchen and living space which creates a bright and sociable heart of the home and leads straight on to the rear terrace and swimming pool.

In addition, externally, the property provides ample parking, a substantial garage/workshop, and a private swimming pool. Beyond this are extensive and private lawned gardens.

A rare opportunity to acquire a characterful yet practical family home in a peaceful and highly desirable location.

ACCOMMODATION COMPRISING

Entrance Hallway

17'8" x 8' (5.38m x 2.44m)

Dining Room

15'11" x 13'9" (4.85m x 4.2m)

Kitchen / Breakfast Room

16'8" x 10'11" (5.08m x 3.33m)

Dining Area

12'6" x 11'5" (3.8m x 3.48m)

Family Room

22'8" x 14'1" (6.9m x 4.3m)

Laundry Room

7'10" x 6'6" (2.4m x 1.98m)

WC

4'2" x 4'1" (1.27m x 1.24m)

Rear Hallway

7'9" x 3'11" (2.36m x 1.2m)

Sitting Room

16' x 13'9" (4.88m x 4.2m)

FIRST FLOOR

Half Landing

4'10" x 10'6" (1.47m x 3.2m)

Office / Bedroom 5

7'10" x 12'5" (2.4m x 3.78m)

Landing

4'4" x 7'11" (1.32m x 2.41m)

Bedroom 1

16'5" x 12'8" (5m x 3.86m)

Fitted cupboards.

Ensuite Shower Room

6'6" x 8' (1.98m x 2.44m)

Bedroom 2

16'5" x 12'7" (5m x 3.84m)

Fitted cupboards.

Ensuite Shower Room

5'2" x 5'5" (1.57m x 1.65m)

SECOND FLOOR

Half Landing

4'11" x 7'11" (1.5m x 2.41m)

Shower Room

7'6" x 11'10" (2.29m x 3.6m)

Bedroom 3

13'10" x 15'1" (4.22m x 4.6m)

Fitted cupboards.

Landing

3'2" x 7'11" (0.97m x 2.41m)

Family Bathroom

5'10" x 8' (1.78m x 2.44m)

Bedroom 4

13'10" x 15'2" (4.22m x 4.62m)

Fitted cupboards.

Appliances

Indesit tumble drier, Miele washing machine, Hotpoint freezer, integrated Bosch double oven, Bosch four ring hob, integrated extractor, integrated fridge/freezer and integrated electrolux dishwasher.

OUTSIDE

Garage/Workshop

16'5" x 11'3" (5m x 3.43m)

Front

A low wall with ornate iron railings bound the front garden. A pathway with lawn either side leads to the front door. There is side access to the rear.

Rear

A gravelled driveway provides parking for numerous vehicles and leads on to the garage/workshop. Immediately to the rear of the property is a paved patio with swimming pool with planted borders. There is a pump house and summerhouse. Across the driveway there is a large area of lawn planted with a mixture of trees and shrubs. Leading from here is a small field hidden behind a large granite wall and block built tractor store.

LISTED

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating. Part electric underfloor heating. Solar heating for swimming pool.

Construction: Wooden single and double glazing.

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

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