



Valley Lodge & Valley Cottage

Forest Road, Forest, Guernsey, GY8 0AH

 x6  x4 **PERRYS 29F2**

- Four bedroom open market home
- Two bedroom local market home
- Option to split and separate the properties onto individual title
- Separate services
- Ample parking, garage and private gardens
- Fully renovated in recent years

£1,950,000

OPEN & LOCAL MARKET

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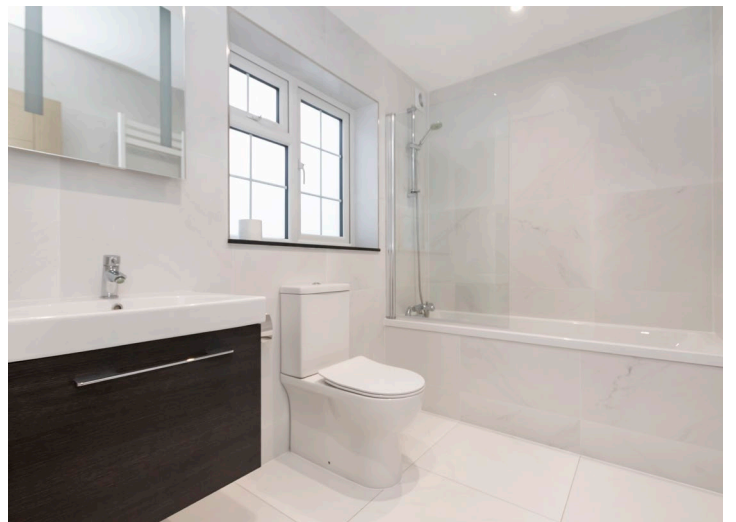


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

Valley Lodge - Open Market





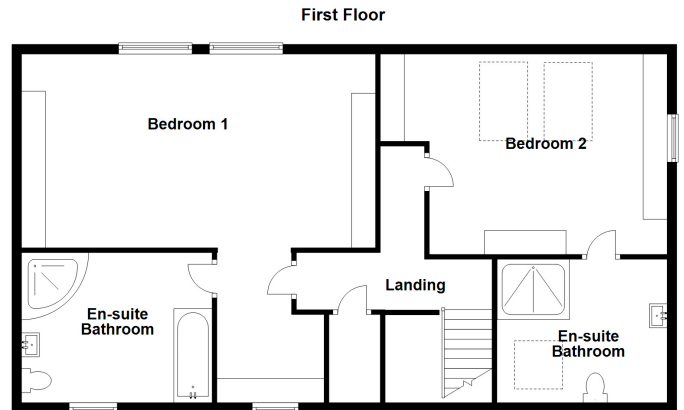
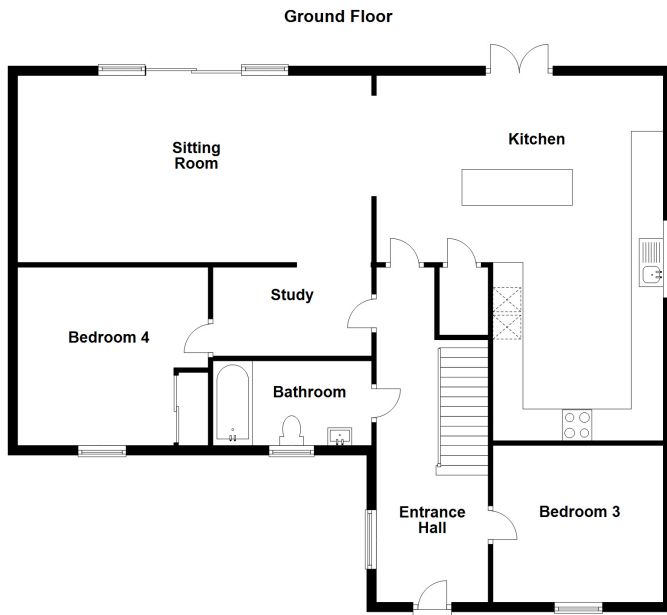


Valley Cottage - Local Market

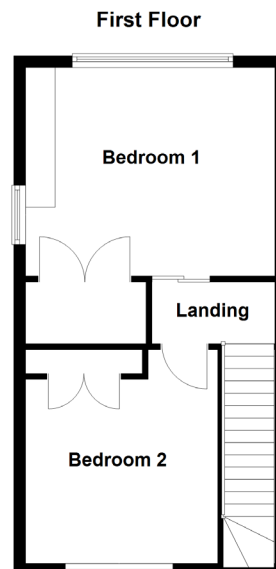
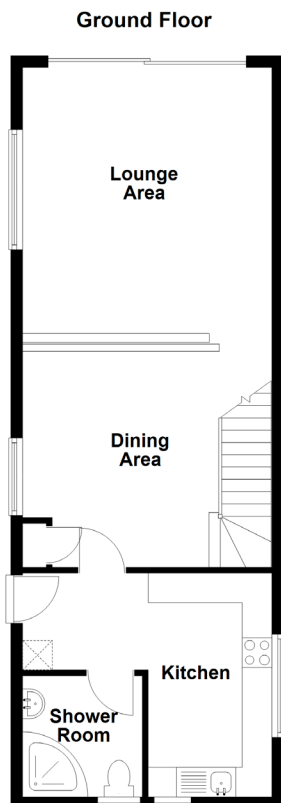




Valley Lodge



Valley Cottage



About Valley Lodge & Valley Cottage

'Valley Lodge and Valley Cottage' present a unique opportunity to purchase a pair of recently renovated properties in a convenient location. The two units are well appointed throughout, with the open market home offering four bedrooms, bright living space, a south facing garden and attractive outlook. The local market property offers two bedrooms, an open plan lounge/diner, separate kitchen and shower room also with an attractive south facing garden. Externally there is plenty of parking and a single garage.

The properties benefit from already being on separate services and title could be legally split should this be the buyers wish to do so.

This property presents an ideal opportunity for those seeking a home with an additional income or a flexible accommodation arrangement.

ACCOMMODATION COMPRISING

Entrance Hall

19'7" x 6'7" (5.97m x 2m)

Bedroom Three

10'4" x 12'6" (3.15m x 3.8m)

Family Bathroom

9'4" x 5'5" (2.84m x 1.65m)

Fully tiled. Three piece white suite. Shower over bath.

Kitchen/Dining Room

22'10" x 15'1" (6.96m x 4.6m)

Beautifully fitted with a range of wall and base units. Central island unit. Double doors to rear garden. Two steps down to sitting room.

Sitting Room

21'6" x 12'8" (6.55m x 3.86m)

Sliding doors to rear garden. Two steps up to study area.

Study

9'5" x 6'6" (2.87m x 1.98m)

Low height wall over looking sitting room.

Bedroom Four

12'6" x 11'7" (3.8m x 3.53m)

Large cupboard concealing utility appliances and hot water cylinder.

FIRST FLOOR

Bedroom One

21'7" (6.59) x 19'8" (5.99) x 9'8" (2.95)

Two large dormer windows overlooking the valley. A range of furniture as fitted.

Ensuite Bathroom

10'1" x 9'10" (3.07m x 3m)

Sanitaryware as fitted, comprising of large bath, large corner shower unit, wash hand basin, WC.

Bedroom Two

11'10" x 15'4" (3.6m x 4.67m)

Furniture as fitted. Door to ensuite shower room.

Ensuite Shower Room

9'1" x 5'2" (2.77m x 1.57m)

Fully tiled. Sanitaryware as fitted, comprising: Shower cubicle, WC, wash hand basin.

Appliances

Two Zanussi ovens, Electrolux induction hob, Zanussi extractor fan, Zanussi dishwasher, full height AEG fridge and AEG freezer.

OUTSIDE

Single Garage

18'8" x 11'6" (5.7m x 3.5m)

Front

The property is approached over a paved driveway, providing parking for up to four cars. A single garage.

Rear

South facing. Laid to lawn with hedging planted on the boundaries. Immediately outside the back of the property is a granite patio.

VALLEY COTTAGE - LOCAL MARKET

Kitchen Dining Room

10'11" (3.34) max x 11'5" (3.49) and 5'9" (1.76) min

Fitted with a range of high gloss wall and base units with a stone effect work surface over. Incorporating a 1.5 bowl acrylic sink and drainer.

Shower Room

5'5" x 4'4" (1.65m x 1.32m)

Fitted with a three piece suite consisting of corner shower, WC and wash hand basin.

Lounge / Diner

25'6" x 10'9" (7.77m x 3.28m)

Sliding doors giving access to garden. Understair storage.

FIRST FLOOR

Landing

5'3" x 3' (1.6m x 0.91m)

Bedroom 1

10'10" x 9'6" (3.3m x 2.9m)

Built in wardrobes and dressing table.

Bedroom 2

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

Built in wardrobes and chest of drawers.

Appliances

AEG induction hob, Zanussi extractor, integrated Zanussi oven, Indesit tumble drier, Hotpoint washing machine, integrated Zanussi dishwasher and integrated AEG fridge/freezer.

OUTSIDE

Front

Allocated parking for two cars on a paved driveway and a domestic wooden shed.

Rear

A fully enclosed, low maintenance south facing garden with patio and lawn.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and pumped main drainage. Part electric underfloor heating and part electric radiators.

Construction: Cavity. uPVC double glazing. Fully renovated in 2018.

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

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