



L'Etoile Du Matin

Guernsey | Open Market

Superb sea and rural views

Modernised and enhanced by current owners

Versatile accommodation

Up to four bedrooms with three new bathrooms

Brand new landscaped garden

Newly installed high spec swimming pool with hot tub

Quiet location

Agricultural paddock to one side

















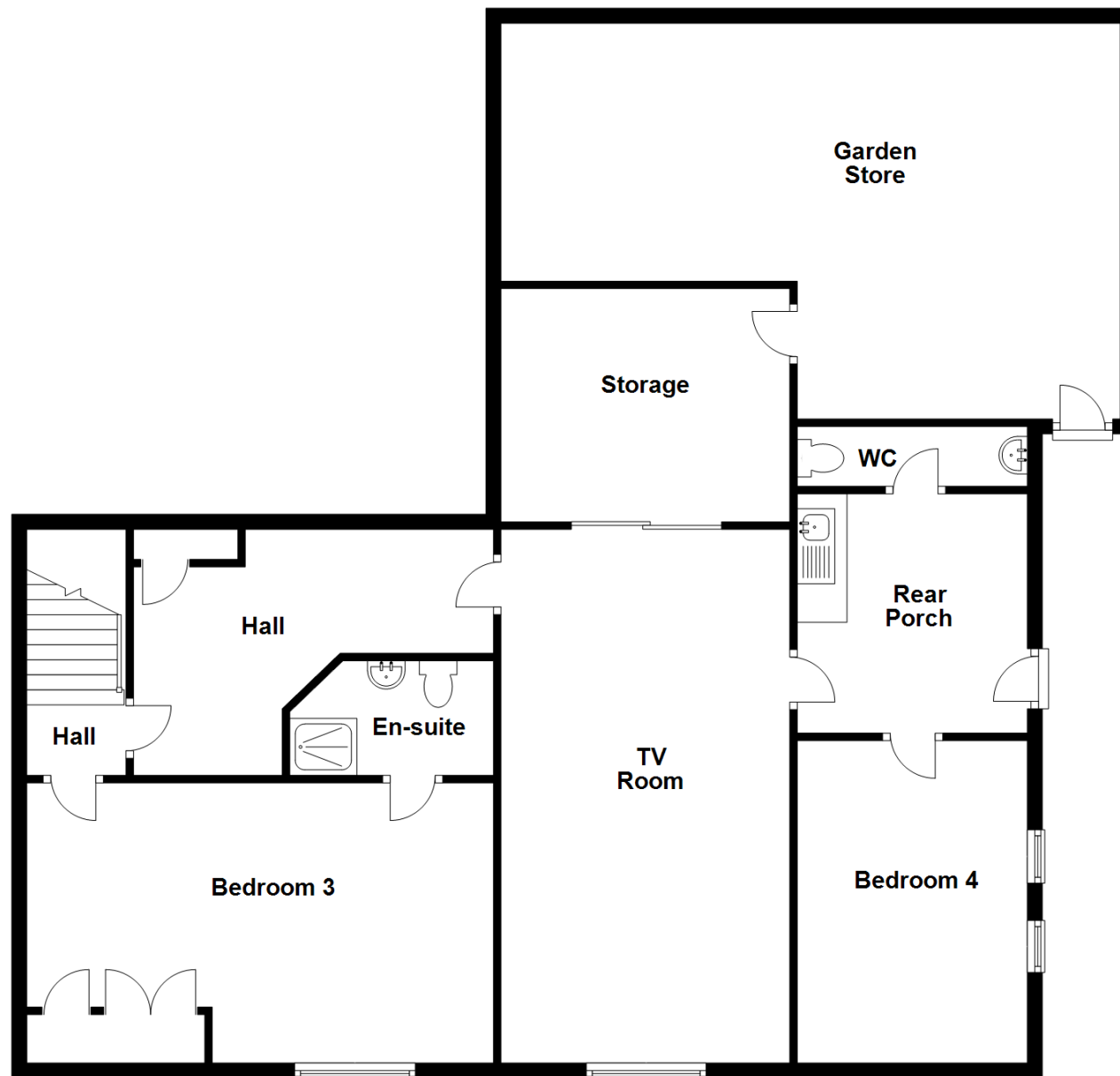




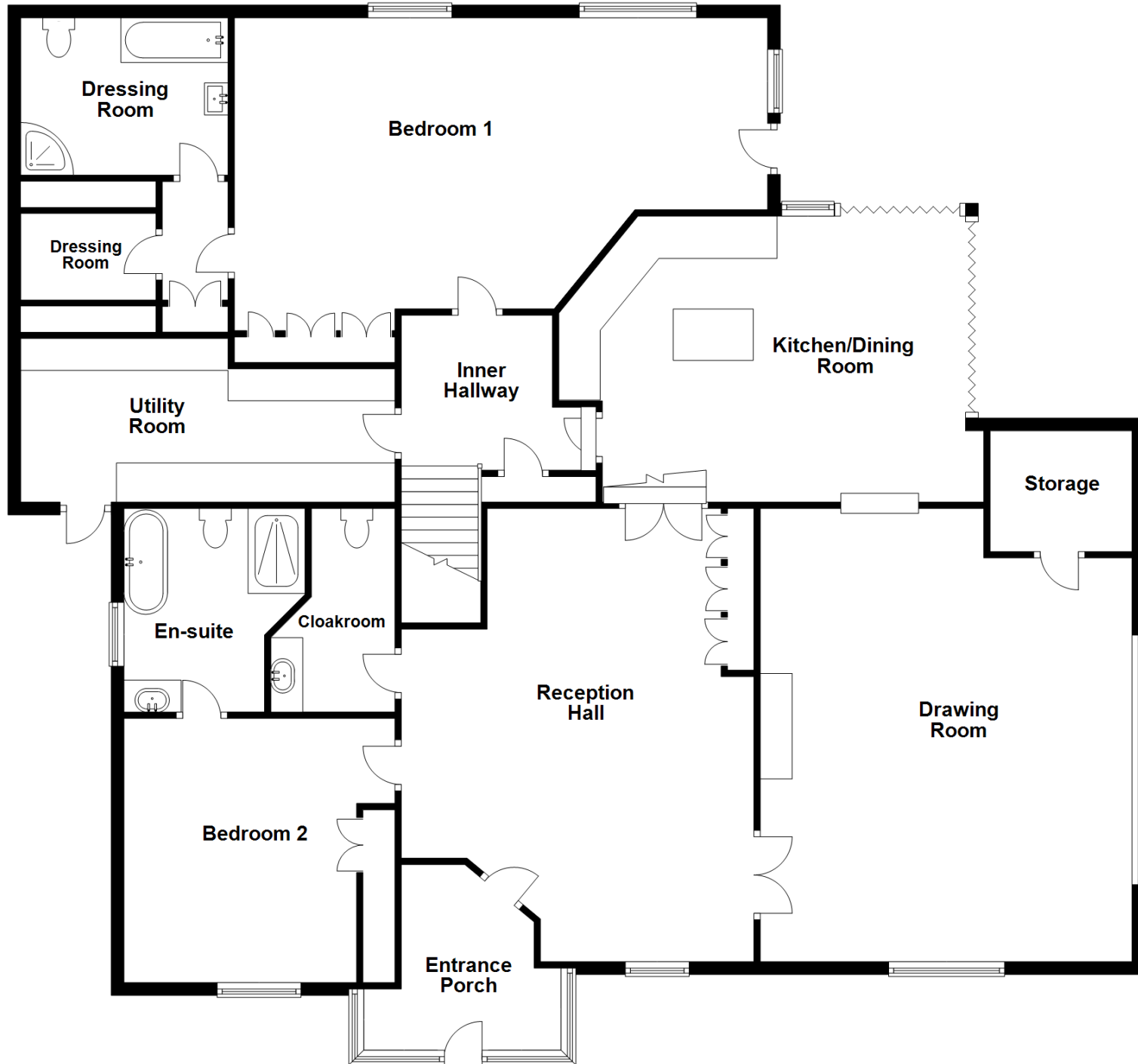




Ground Floor



First Floor



‘L’Etoile Du Matin’ is a wonderful family home nestled into the hillside providing superb rural and coastal views over Vazon Bay. This spacious property has been improved and enhanced by the current owners to a high specification and is presented in excellent condition throughout. The flexible accommodation offers up to four double bedrooms including a particularly generous main bedroom with three reception rooms.

The current owners have paid particular attention to the garden and landscaping meaning the property now boasts a brand new swimming pool hot tub which gives stunning views towards Vazon Bay. Uniquely the pool has been installed with a see-through acrylic wall and vanishing edge.

Furthermore the garden features a newly finished terrace which leads to an agricultural paddock. Should the new owners wish to develop the property further, there are approved plans to extend the kitchen and potential scope to build garaging and additional accommodation, initial drawings for this can be made available on request.

Entrance Hall 10’11” x 5’5” (3.33m x 1.65m)	Wardrobe & Dressing Area 8’5” x 6’6” (2.57m x 1.98m)	Seperate WC 7’ x 3’5” (2.13m x 1.04m)
Reception Hall 22’8” x 16’4” (6.9m x 4.98m)	Ensuite Bathroom 9’6” x 8’8” (2.9m x 2.64m)	OUTSIDE
Drawing Room 24’ x 21’8” (7.32m x 6.6m)	LOWER GROUND FLOOR	Front The property is approached over a paved driveway which provides parking for three/four cars. Extra parking for 1-2 cars is available at the road level. Steps lead to the front garden. A pathway leads to a large store room under the property and a second path leads around the perimeter of the property to the garden.
Bedroom Suite 2 13’10” x 12’9” (4.22m x 3.89m)	Hall 5’ x 2’10” (1.52m x 0.86m)	
Ensuite Shower Room 9’3” x 9’4” (2.82m x 2.84m)	Bedroom Suite 3 17’5” x 12’ (5.3m x 3.66m)	Rear The rear garden is in the process of being newly landscaped and now features a state of the art swimming pool and hot tub with see-through acrylic wall and vanishing edge. The surrounding area is being tastefully finished to provide a terrace with attractive views towards Vazon Bay. The garden leads to an agricultural paddock to one side. The remaining landscaping will be completed by the current owner.
Cloakroom 8’5” x 4’7” (2.57m x 1.4m)	Ensuite Shower Room 9’6” x 7’3” (2.9m x 2.2m)	
Kitchen / Dining Room 25’6” x 15’1” (7.77m x 4.6m)	Rear Hall 10’ x 4’ (3.05m x 1.22m)	
Inner Hall 24’3” x 6’2” (7.4m x 1.88m) 0.91 min	TV Room / Possible Bedroom 23’7” x 12’ (7.2m x 3.66m)	
Utility Room 17’7” 7’8” (5.36m 2.34m)	Side Porch 9’4” x 7’1” (2.84m x 2.16m)	Viewing: By appointment. Possession: By arrangement. Services: Mains water and electricity. Cesspit drainage. Full oil fired central heating. Price includes: Carpets, curtains and shutters. Light fittings, kitchen and laundry room appliances as listed.
Master Bedroom 26’6” x 19’ (8.08m x 5.8m)	Study 13’ x 7’8” (3.96m x 2.34m)	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swaffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firms employment has the authority to make orgive any representation or warranty in respect of the property.