



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









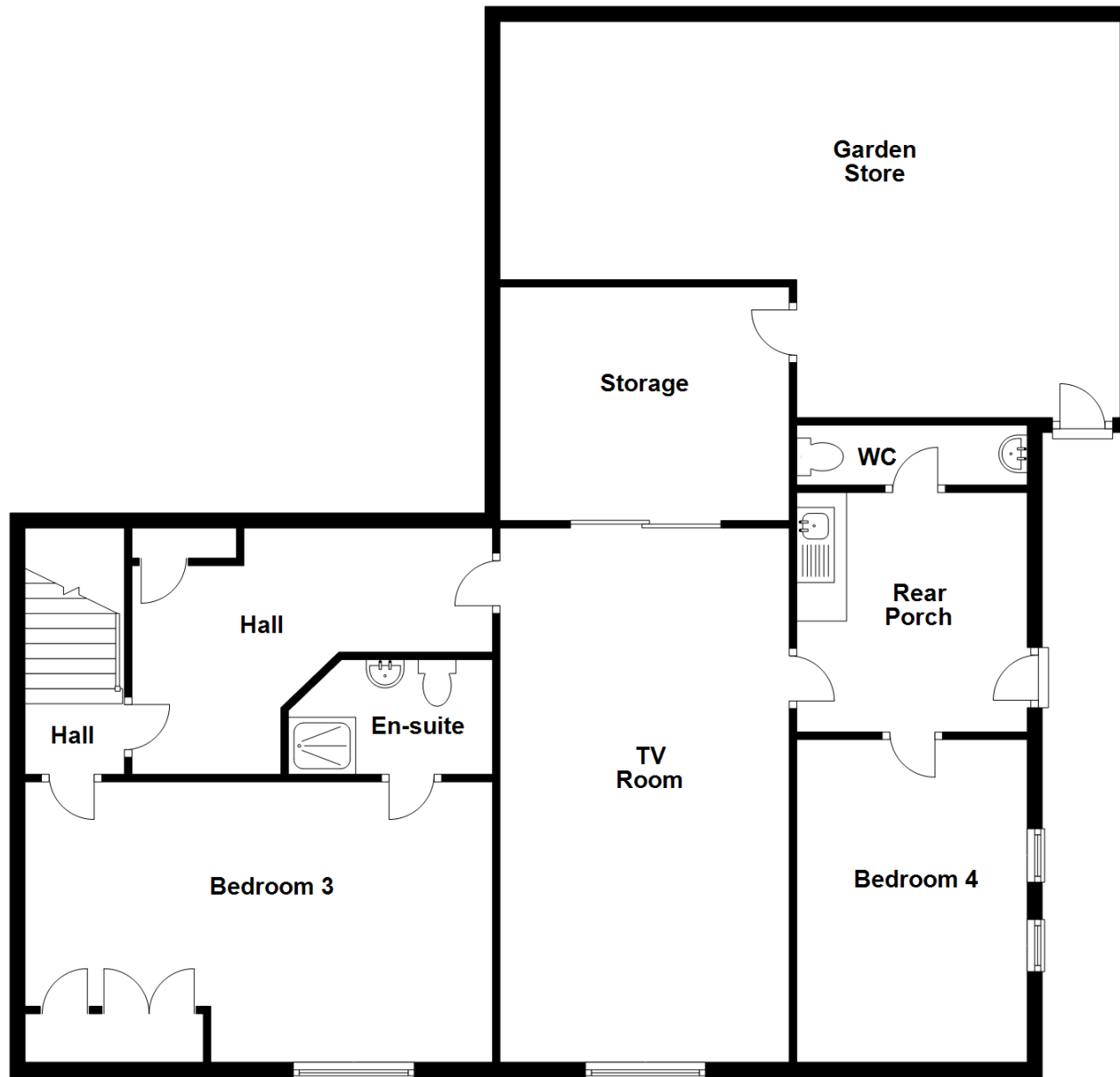




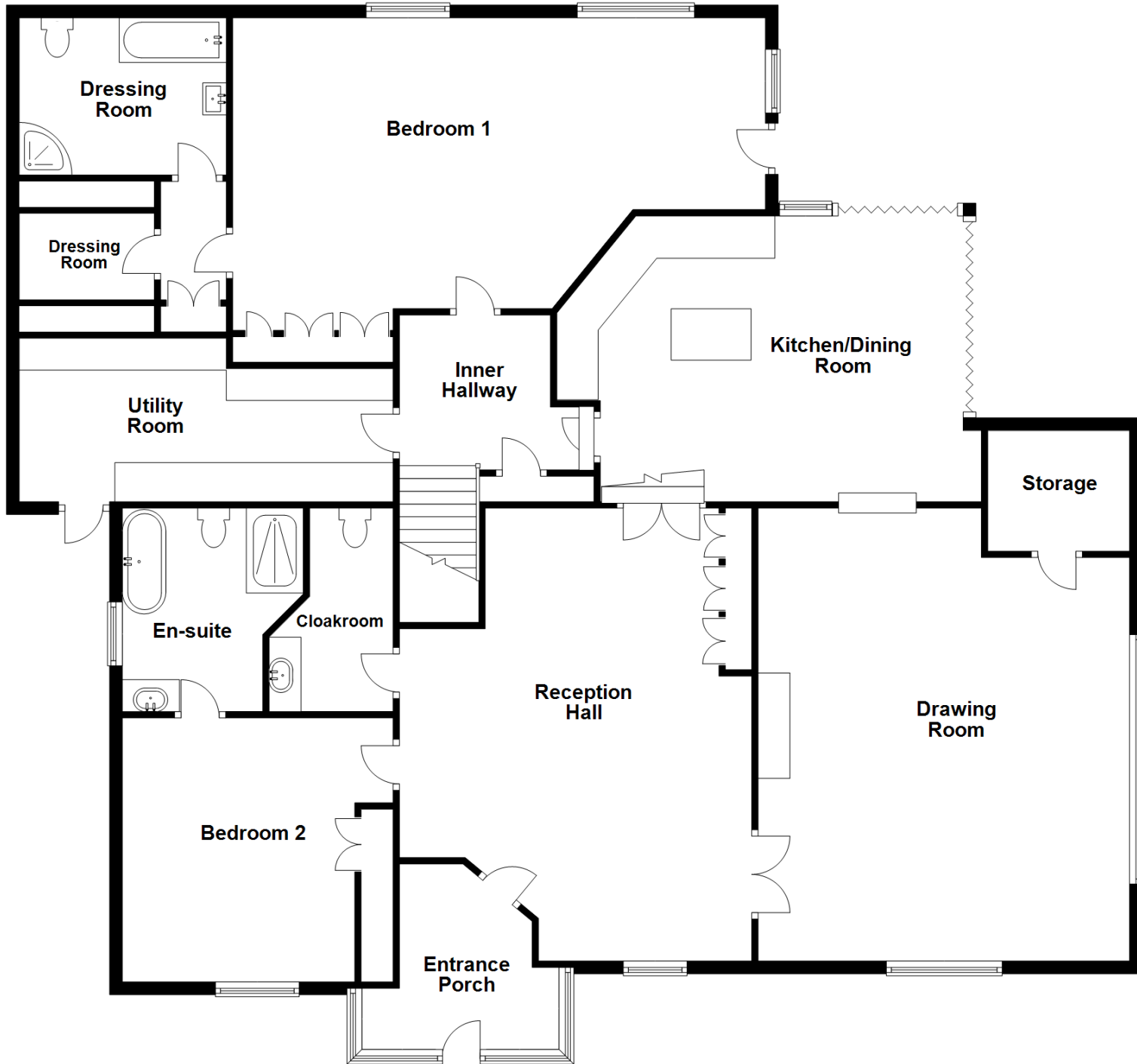




Ground Floor



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)

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.

Ensuite Shower Room
9’3” x 9’4” (2.82m x 2.84m)

Ensuite Shower Room
9’6” x 7’3” (2.9m x 2.2m)

Cloakroom
8’5” x 4’7” (2.57m x 1.4m)

Rear Hall
10’ x 4’ (3.05m x 1.22m)

Kitchen / Dining Room
25’6” x 15’1” (7.77m x 4.6m)

TV Room / Possible Bedroom
23’7” x 12’ (7.2m x 3.66m)

Inner Hall
24’3” x 6’2” (7.4m x 1.88m)
0.91 min

Side Porch
9’4” x 7’1” (2.84m x 2.16m)

Utility Room
17’7” x 7’8” (5.36m x 2.34m)
Master Bedroom
26’6” x 19’ (8.08m x 5.8m)

Study
13’ x 7’8” (3.96m x 2.34m)

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.