

**SOLE
AGENT**



L'Eclet Farm

Route De L'Eclet, St. Pierre Du Bois, Guernsey, GY7 9PA

 x5  x2 **PERRYS 21 F 4 TRP 354+38**

- Characterful family home
- Rural setting with distant sea views
- Four / five bedrooms; principal suite with ensuite and dressing room
- New kitchen with utility room
- Lounge, dining room and snug
- South facing garden with pool, garden room and ample parking

£1,475,000

LOCAL MARKET

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



Characterful family home

Rural setting with distant sea views

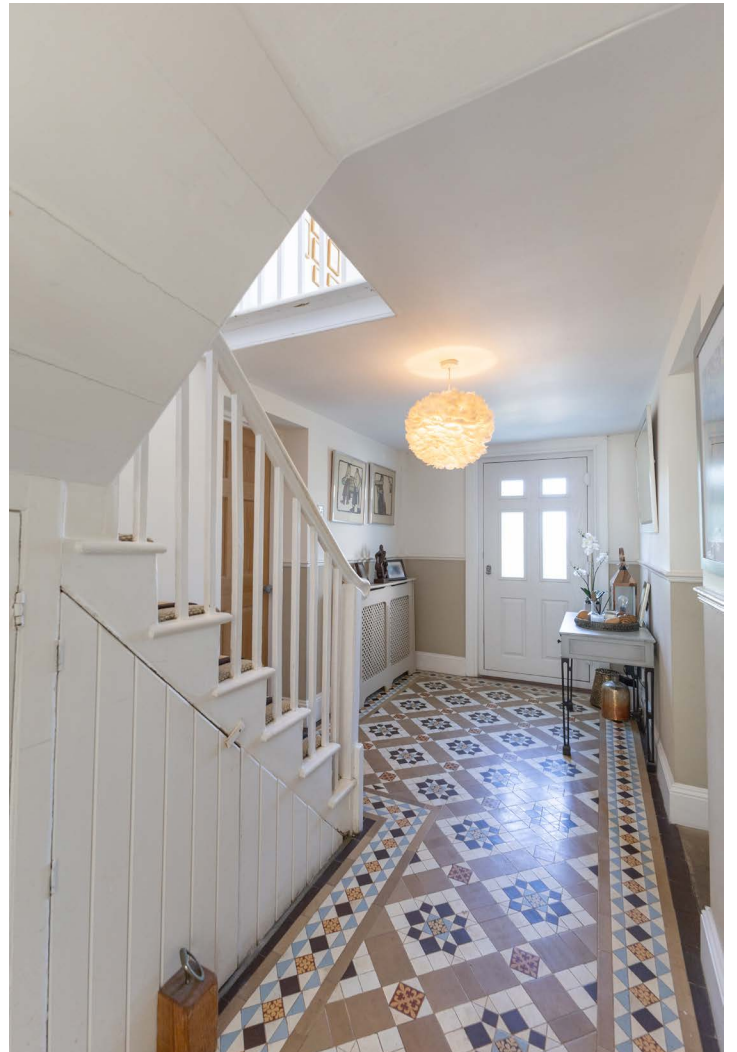
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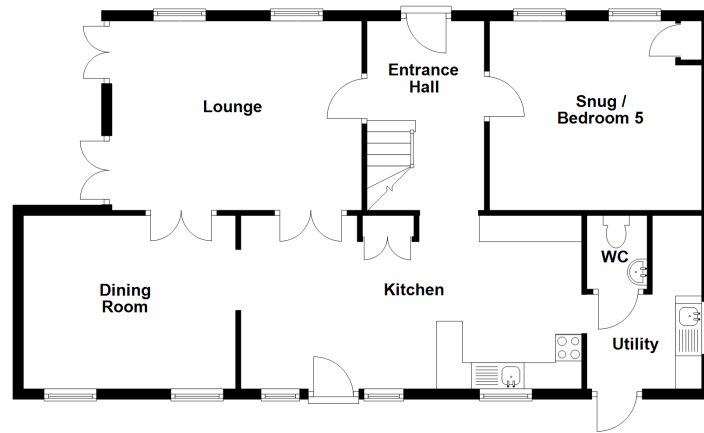




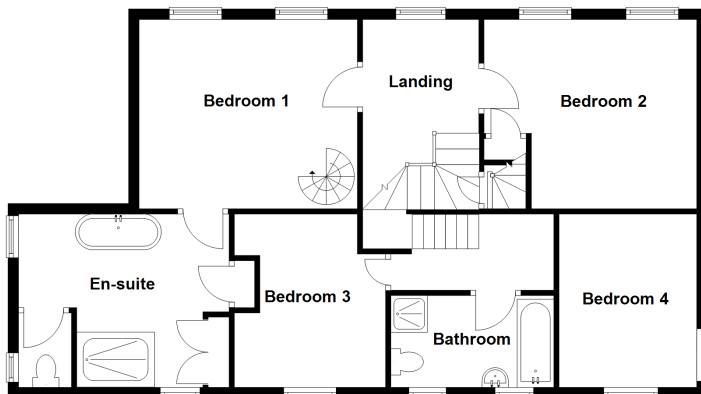




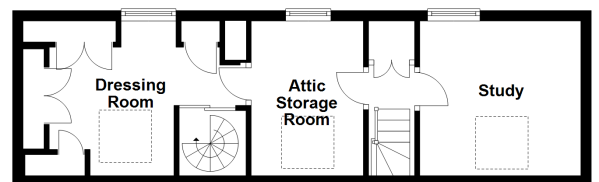
Ground Floor



First Floor



Second Floor



About L'Eclet Farm

This beautifully presented and characterful family home is located in the sought after parish of St Pierre Du Bois enjoying a peaceful rural setting with distant sea views. The accommodation includes four to five bedrooms, with the principal suite benefiting from an ensuite bathroom and dressing room, along with a stylish family bathroom.

A newly appointed kitchen with adjoining utility forms a practical yet elegant hub of the home, complemented by generous reception accommodation including a lounge, dining room and snug.

Outside, the property enjoys a south facing garden, incorporating an enclosed courtyard and an attractive swimming pool area, overlooked by a garden room — ideal for entertaining and relaxation. Ample parking completes this impressive offering.

ACCOMMODATION COMPRISING

Entrance Hall

15'1" x 6'8" (4.6m x 2.03m)

Stairs to first floor with understairs storage. Victorian mosaic tiles - tessellated star motif style.

Lounge

15'3" x 15' (4.65m x 4.57m)

Multi-fuel stove.

Snug / Bedroom 5

15'3" x 13'5" (4.65m x 4.1m)

Kitchen / Breakfast Room

26'6" x 12'5" (8.08m x 3.78m)

Newly fitted with a range of shaker style wall and base unit with stone work surface over incorporating a 1½ bowl Franke sink. Quooker hot water tap. Large cloakroom style storage cupboard. Exposed granite wall. 0.79m opening into...

Utility Room

Fitted with a range of shaker style wall and base units with stone effect work surface over incorporating a single bowl Franke sink.

Separate WC

3'7" x 3'8" (1.1m x 1.12m)

Fitted with a two piece suite of W.C. and wall mounted wash hand basin.

Dining Room

14'7" x 13'5" (4.45m x 4.1m)

Full height windows giving views over the rear courtyard. Door giving access to the lounge. Illuminated feature well with glass top built into the dining room floor. Neptune fitted bar area. Exposed granite walls.

FIRST FLOOR

Landing

14'9" x 8'1" (4.5m x 2.46m)

Views over the fields and distant sea views.

Bedroom 1

16' x 15' (4.88m x 4.57m)

Rural views and distant sea views. Feature beam.

Panelled walls. Spiral staircase to the dressing room.

Ensuite Bathroom

14'1" x 13'9" (4.3m x 4.2m)

Fitted with a freestanding rolltop bath, his-and-hers Neptune wash hand basins set into a vanity unit, large walk-in shower with rain style shower head and remote on/off switch. Separate WC. Door with window overlooking rear garden. Large storage cupboard.

Dressing Room

13'5" x 10'9" (4.1m x 3.28m)

Fully fitted furniture. Sloped ceilings.

Bedroom 2

15' x 14'3" (4.57m x 4.34m)

Large understairs storage cupboard.

Rear Landing

11'9" x 6' (3.58m x 1.83m)

Bedroom 3

12'2" x 10'5" (3.7m x 3.18m)

Bedroom 4

12'2" x 10'9" (3.7m x 3.28m)

Bathroom

11' x 6'2" (3.35m x 1.88m)

Fitted with a four piece suite of bath, shower enclosure, pedestal wash hand basin and W.C.

SECOND FLOOR

Study

12'5" x 10'4" (3.78m x 3.15m)

Sloped ceilings. Fantastic rural and sea views.

Attic Storage Room

11'6" x 8'9" (3.5m x 2.67m)

Sloped ceilings. Door to dressing room (from spiral staircase of bedroom 1).

OUTSIDE

Front

Approached via a gravelled driveway to the front of the property with a lawn either side.

Side

To one side of the property is a large tarmac parking area for multiple vehicles and a long driveway leading to the road. Electric charging point. Garden area surrounded by medium height hedging and pine trees.

Rear

Gravelled courtyard area which is surrounded by medium height granite walls. A gate leads to the pool area which has a kidney shaped swimming pool with paving area around it. Very private and surrounded by medium height hedging and fencing and has rural views.

Garden Room

14'10" x 11'8" (4.52m x 3.56m)

Fully insulated and has a power supply. Sliding door with aspect over the pool area.

There is a garden shed housing the pool equipment.

Fitted with a wash hand basin and W.C.

Appliances

Neff oven, Neff multi-function oven with warming drawer underneath, integrated Neff dishwasher, Neff induction hob, Neff extractor fan, integrated Neff 6' fridge, freestanding Hotpoint washing machine, freestanding Miele tumble dryer, integrated Caple freezer.

TRP: 354 + 25 + 13

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Full oil fired central heating. Underfloor heating in kitchen and utility room.

Construction: Granite. A mix of single glazed wood windows, wood double glazed windows and uPVC double glazed windows.

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

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