



La Forge

Rue Du Videcocq, GY7 9AP

£1,550,000

LOCAL MARKET

SOLE AGENT



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



Listed Guernsey farmhouse in idyllic location

Four bedrooms and bathroom

Number of reception rooms

Scope to develop property further

South facing gardens

Extensive outbuildings, including a stunning original wooden cider press

Plenty of parking and large garage

1.5 acre site, including large field



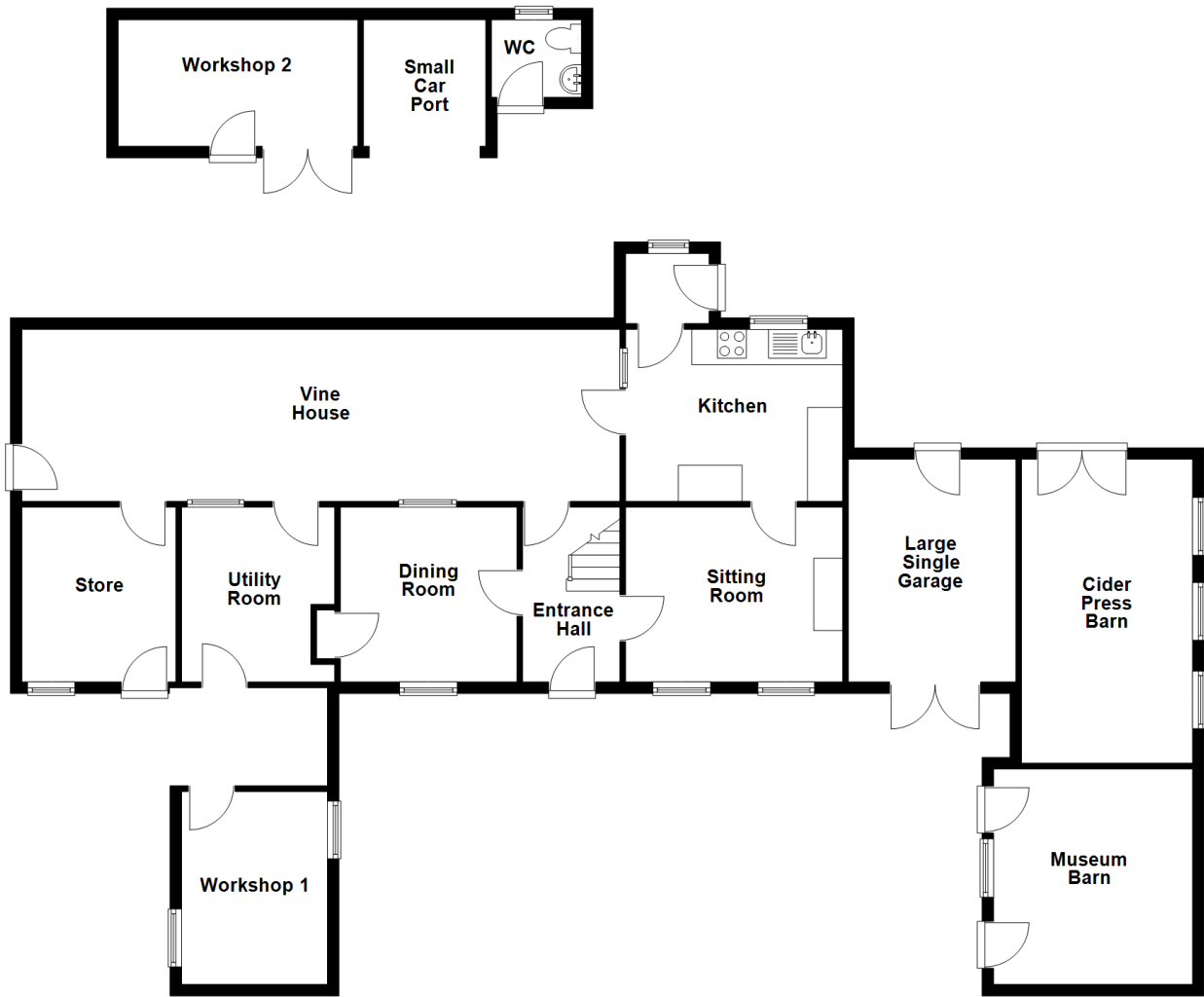




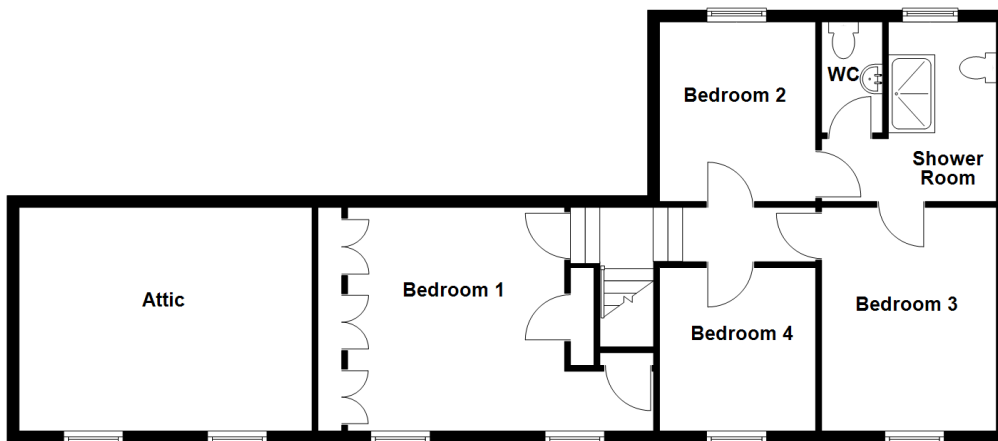




Ground Floor



First Floor



About La Forge

La Forge is a beautiful example of a listed Guernsey farmhouse, having been in the ownership of just two Guernsey families since it was first built in the early 1400s, although earlier records of the area suggest a dolmen site from the neolithic period and indeed large stones on the main gateway to the property are suggested to have been part of a dolmen or other neolithic structure. The original farmhouse would have been thatched and over the years up to 1750 was refurbished with barns and a new facade added. The property itself offers four bedrooms and a number of reception rooms, together with a vine house and adjacent barn which could be incorporated into the accommodation if required. In addition there are a number of granite outbuildings, including one housing a quite spectacular and fully complete original wooden cider press, animal driven wooden wheel and cogs. Set on a south facing site of approximately 1.5 acres and including formal gardens together with a field, this really is a unique and beautiful piece of Guernsey history.

ACCOMMODATION COMPRISING

Entrance Hall

14'8" x 7'6" (4.47m x 2.29m)
Wooden door to front. Staircase to First Floor with understairs storage below. Beamed ceiling.

Dining Room

14'7" x 9'7" (4.45m x 2.92m)
Window to front and window into Vine House. Beamed ceiling. Shelved cupboard.

Sitting Room

14'8" x 14'6" (4.47m x 4.42m)
A character filled room, the focal point of which is a cast iron multi-fuel stove set on granite hearth with matching floor-to-ceiling fireplace and cupboards to either side. Two windows to front. Beamed ceiling. Recessed alcoves.

Kitchen

17'5" x 11'7" (5.3m x 3.53m)
Fitted with a range of medium oak base and wall units with marble effect work surfaces over incorporating 1½ bowl, single drainer stainless steel sink. Tiled floor. Wood panelled ceiling. Window to rear providing attractive aspect over the gardens. Space for breakfast table to one side.

Rear Porch

6'6" x 5'2" (1.98m x 1.57m)
Wooden door to rear with window alongside.

Vine House

43'4" x 18'4" (13.2m x 5.6m)
Of wooden single glazed construction on low height granite walls. Predominantly paved flooring with planted beds on both sides incorporating a variety of flowering shrubs and fruit trees, including a fig tree and Canon Hall grape vines.

Utility Room

15'2" x 12'6" (4.62m x 3.8m)
Originally a separate barn, the Utility Room is accessed from the Vine House and incorporates a Hotpoint tumble dryer. Original exposed granite floor and granite walls with exposed beamed ceiling over. Wooden stable door to front.

Store Room 2

14'10" x 14'4" (4.52m x 4.37m)
Accessed from the Vine House and with door and window to front. Above this Store Room and the adjacent Vine House is a large double height first floor area, which could possibly be developed and incorporated into the accommodation if required, subject to any necessary planning approvals being obtained.

FIRST FLOOR

Half Landing

2'7" x 2'6" (0.79m x 0.76m)
From where three steps lead up in one direction to the Main Landing and three steps in the other direction to...

Bedroom 1

17'3" max x 14'8" (5.26m max x 4.47m)
Incorporating an extensive run of fitted wardrobes. Two windows to front providing a highly attractive aspect over fields opposite. Further single wardrobe and adjacent shelved cupboard.

Landing

7'6" x 3'3" (2.29m x 1m)

Bedroom 4

11'7" x 7'2" (3.53m x 2.18m)
Window to front providing a highly attractive aspect over fields opposite.

Bedroom 3

11'3" x 10'6" (3.43m x 3.2m)
Window to rear. Jack-and-Jill door to adjacent Inner Hall.

Bedroom 2

14'10" x 8'8" (4.52m x 2.64m)
Incorporating Victorian cast iron fireplace in Adam style surround. Window to front providing a highly attractive aspect over fields opposite. Door to...

Inner Hall

8'6" x 3'5" (2.6m x 1.04m)
Airing cupboard incorporating immersion heater. Access to roof space.

Separate WC

7' x 3' (2.13m x 0.91m)
Two piece white suite of wall mounted wash hand basin and low flush wc. Walls tiled to dado rail height.

Shower Room

7'3" x 7'1" (2.2m x 2.16m)
Two piece white suite of walk-in shower area and wash hand basin set in vanity unit with storage cupboards below. Window to rear providing attractive aspect over the gardens.

OUTSIDE

Front

Enclosed lawned foregarden, bounded to the roadside by a granite low height wall and pedestrian gate giving access onto a gravelled path leading to the front door. A secondary driveway provides parking in front of, and access to...

Large Single Garage

22'7" x 13'1" (6.88m x 4m)
Incorporating wooden doors to front and wooden stable door to rear. In one corner is an oil fired central heating boiler.

Museum Barn

23'5" x 18'6" (7.14m x 5.64m)
An impressive barn which is currently used as a museum to display an extensive variety of old Guernsey farm machinery and within which is an elevated working fireplace. Wooden stable door to side with further door to side and window between.

Side

A gravelled driveway leads down one side of the property and culminates in a generous parking and turning area at the immediate rear of the property. Running parallel to the driveway are raised lawned gardens enjoying complete privacy together with a number of mature trees planted within. To one side is a...

Detached Workshop

18'7" x 12'5" (5.66m x 3.78m)
Original granite floor. Window on both sides. Wooden stable door. Alongside of this detached barn is a small expanse of lawn.

Rear

Situated alongside of the aforementioned parking area are granite pigsties together with a run of predominantly granite buildings comprising...

Open Carport

11'11" x 7'4" (3.63m x 2.24m)
Suitable for a small car or more likely garden equipment.

Barn 2

14' x 10'8" (4.27m x 3.25m)
Original granite flooring. Stable door to front.

Gardener's WC

5'6" x 5'3" (1.68m x 1.6m)
Incorporating wall mounted wash hand basin and low flush wc. Window to rear.

Far Side

Attached to the far side of the property are further outbuildings comprising...

Cider Press Barn

29'6" x 19'8" (9m x 6m)
A quite stunning example of old Guernsey history, incorporating a fully complete and original wooden cider press, including an animal driven wooden wheel and cogs. Within the barn are three windows to one side of the property and a pair of double doors to the rear.

Gardens and Field

Extending beyond the property and to one side of the pigsties are enclosed lawned gardens, again enjoying total privacy and incorporating a granite wellhead. An opening at the rear of the gardens given access onto a large field which is split into two by a low height granite wall, again all totally private. The overall area encompasses approximately 1.5 acres and is predominantly south facing.

Appliances

Neff electric double oven, Neff hob, Neff extractor fan, Bosch dishwasher, Neff fridge/freezer, Hotpoint washing machine.

TRP: 338 + 152 + 35 + 25 LISTED

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Full oil fired central heating.

Construction: Granite. Single glazed wooden windows. Wood fascias and soffits.

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

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