



Stone Gable Cottage

La Rue Des Pointes, St. Andrew, Guernsey, Channel Islands, GY6 8UJ

 x4  x2 TRP 328

- Well-presented period home
- Up to four bedrooms
- Plenty of reception space
- Open plan kitchen/ diner
- Bright and airy throughout
- Stunning wing with balcony
- Large plot and garden
- Outbuildings

£1,095,000

LOCAL MARKET

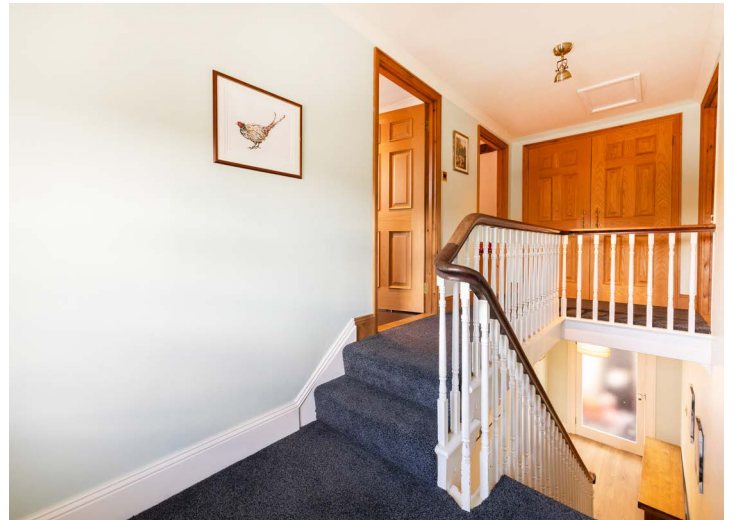
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Wing



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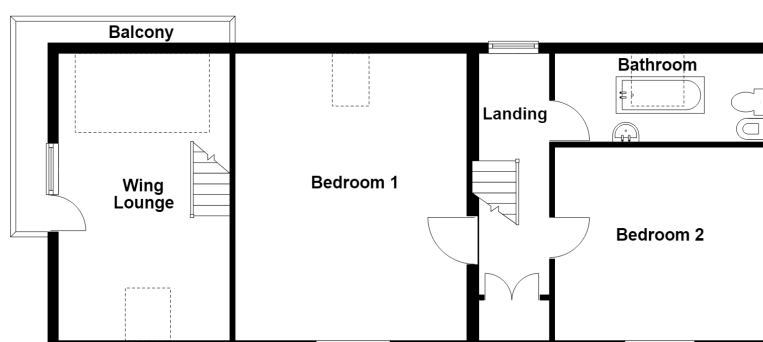




Ground Floor



First Floor



About Stone Gable Cottage

Stone Gable Cottage is a spacious and beautifully presented detached four-bedroom house, complemented by a stunning self-contained one-bedroom wing, offering versatile accommodation and an abundance of living space. The main house comprises a beautiful lounge featuring a wood burner, a separate dining room which could also be utilised as a fourth bedroom, and a superb dual-aspect kitchen/diner with a further wood burner. Upstairs are two well-proportioned bedrooms and a family bathroom. A particular highlight of the property is the impressive one-bedroom wing, which provides excellent flexibility for family members, guests or additional accommodation. The ground floor comprises a large bedroom and contemporary bathroom, while upstairs is an incredible sitting room flooded with natural light from a large skylight window. Double doors open directly onto a wraparound balcony, overlooking the gardens and providing a wonderful space to relax and enjoy the surroundings. Outside, there is a useful utility room and separate cloakroom, together with extensive gardens laid predominantly to lawn, with areas of patio and mature shrubs. The property also benefits from two large timber-built barns, one currently utilised as a workshop, along with a separate detached block-built store. There is ample parking to the front, side and rear of the property, while the generous plot and range of outbuildings provide excellent potential for a variety of uses. Stone Gable Cottage is a unique and versatile home, combining generous accommodation with exceptional outdoor space and a superb additional wing, making it an ideal property for those seeking flexibility and space.

ACCOMMODATION COMPRISING

Hallway 1

18'8" x 5'10" (5.7m x 1.78m)

Entrance Porch

5'1" x 4'2" (1.55m x 1.27m)

Lounge

13'7" x 12'7" (4.14m x 3.84m)

Window providing aspect to the front of property. Fitted wood burner and fitted storage.

Bedroom 3 / Dining Room

13'3" x 10'3" (4.04m x 3.12m)

Hallway 2

5'9" x 5'3" (1.75m x 1.6m)

Understairs storage cupboard housing the water tank.

Rear Porch

6'2" x 4'4" (1.88m x 1.32m)

Kitchen / Dining Room

24'3" x 11'11" (7.4m x 3.63m)

Fitted with a range of wall and base units with marble effect worksurfaces over. Dual aspect room with high ceilings. Fitted with a wood burner and fitted storage.

WING

Hallway

11'9" (max) x 5'8" (3.58m (max) x 1.73m)

Understairs storage cupboard.

Bathroom

8'10" x 5'6" (2.7m x 1.68m)

Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and W.C.

Wing Bedroom / Bedroom 4

13'7" x 11'10" (4.14m x 3.6m)

Dual aspect room. Bright room with window providing aspect to the front and side of the property. Fitted storage cupboard.

Sitting Room

23'8" (max) x 12'10" (7.21m (max) x 3.9m)

Fitted with a floor ceiling glass roof Velux/light providing aspect to the garden and neighbouring fields. Double doors providing access onto a balcony wrapping around the side and rear elevation of the property.

FIRST FLOOR

Landing

16'8" (5.07) x 6' (1.82) L-shaped

Fitted with a large storage cupboard.

Bathroom

12'6" x 9'10" (3.8m x 3m)

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

Bedroom 1

18'3" x 13'5" (5.56m x 4.1m)

Fitted with under eaves storage and provided space for wardrobes. Triple aspect room.

Bedroom 2

12'9" x 10'9" (3.89m x 3.28m)

Window providing aspect to the front of the property.

OUTSIDE

Rear

Large garden fully enclosed by hedging consisting of patio, gravelled area for parking and lawned garden with mature shrubs and trees. Two large timber barns. Carport and a block built store with double doors leading from the parking

area onto the garden.

Front

Parking for multiple vehicles.

Utility Room / Barn

10'8" x 9'5" (3.25m x 2.87m)

Fitted with as units with worksurfaces over.

Cloakroom

4'9" x 3'1" (1.45m x 0.94m)

Appliances

Samsung fridge, AEG freezer, Samsung dishwasher, Stoves Sterling electric oven with induction hob, Range Master extractor fan, Indesit washing machine, Indesit tumble dryer and Hotpoint freezer

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