



3, Mill Cottage

Rohais De Haut, St. Andrew, GY6 8SS

 x5  x2 **PERRYS 16 A4 TRP**

- Semi detached house with wing
- Offers flexible living accommodation
- Could a be a 5 bed house or 3 bed house with wing
- Large lounge and stylish kitchen / dining room
- Enclosed south facing garden
- Parking for up to five cars
- Convenient location within centre of island
- Immaculately presented throughout

£875,000

LOCAL MARKET

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







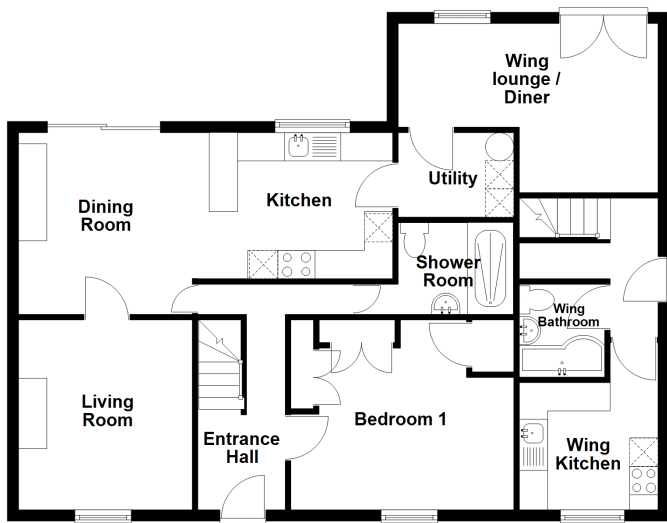
Integral Wing



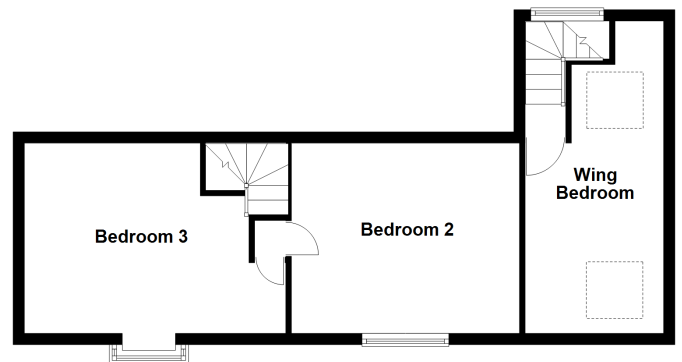




Ground Floor



First Floor



About 3, Mill Cottage

This immaculately presented semi detached home is located in a convenient location within the centre of the island and has been modernised and extended over time by the current owners. Offering incredibly versatile accommodation, the property can provide a three bedroom house together with a one bedroom wing which was built 15 years ago or alternatively could be used as one large five bedroom house. Externally the property enjoys parking for five cars to the front and a south facing garden to the rear which is fully enclosed, enjoys good privacy and provides separate space for both units. A great family home which could be adapted to suit a variety of needs.

ACCOMMODATION COMPRISING

Entrance Hall

13'9" x 5'1" (4.2m x 1.55m)
uPVC double glazed door to front. Staircase to First Floor with understairs storage cupboard below.

Bedroom 1

13'1" x 11'5" (4m x 3.48m)
Window to front. Three door run of wardrobes with top cupboards over and further cupboard housing a fully tiled shower cubicle.

Lounge

12'10" x 12'3" (3.9m x 3.73m)
Incorporating a working fireplace set on marble hearth with granite surround and matching low height display areas to either side. Window to front.

Inner Hall

8' x 2'11" (2.44m x 0.9m)

Shower Room

8'11" x 7'1" (2.72m x 2.16m)
Stylish three piece white suite of large walk-in shower cubicle, wall mounted wash hand basin set in vanity unit with storage below, and low flush wc. Fully tiled walls.

Kitchen / Dining Room

23'9" x 14' (7.24m x 4.27m)
A large room fitted with a comprehensive run of dove grey base and wall units with composite stone work surfaces over incorporating single bowl, single drainer sink. Window to rear. uPVC double glazed sliding door, with fixed side screen, providing a highly attractive outlook over, and giving access onto, the gardens. Tiled floor. Space for dining table.

Utility Room

6'6" x 6'6" (1.98m x 1.98m)
Run of open shelving. Incorporating central heating boiler, Hotpoint washing machine and Hotpoint tumble dryer. Door to Integral Wing.

FIRST FLOOR

Landing

2'7" x 2'6" (0.79m x 0.76m)

Bedroom 3

12'2" x 9'10" average (3.7m x 3m average)
Dormer window to front.

Bedroom 2

11'10" x 9'10" average (3.6m x 3m average)
Dormer window to front. Gable window to side (blocked).

INTEGRAL WING

Entrance Hall

10'6" x 3'1" (3.2m x 0.94m)
uPVC part glazed door to side. Wood flooring. Staircase to First Floor with understairs storage area below.

Kitchen

10'1" x 8'4" (3.07m x 2.54m)
Run of cream shaker style base and wall units with wood block effect work surfaces over incorporating 1½ bowl, single drainer sink. Space for fridge/freezer. Window to front. Wood flooring.

Bathroom

7'2" x 5'5" (2.18m x 1.65m)
Three piece white suite of bath, pedestal wash hand basin and low flush wc. Fully tiled walls and floor.

Lounge / Dining Room

17'1" x 14'8" (5.2m x 4.47m)
Wood flooring. Window to rear with a pair of uPVC double doors giving an outlook over and access onto the rear.

FIRST FLOOR

Bedroom

18'5" (5.62) max x 10'2" (3.09) min
Velux windows to front and rear.

OUTSIDE

Front

In front of the property is a gravelled parking area providing space for up to five cars.

Side

A gravelled pathway leads down the side of the property giving access to the integral wing and onto the...

Rear

Where there is an enclosed paved patio garden in respect of the wing, bounded to the remainder of the garden by a rendered brick capped wall with fencing over. The main garden comprises a brick paved regular patio area to the immediate rear of the kitchen/dining room and from where two steps lead onto an enclosed lawned garden incorporating a timber built garden shed and gravelled area to one side. The gardens are south facing, enjoy good privacy and are bounded by a combination of rendered, granite and block built walls.

Appliances

Main House: Beko stainless steel electric double oven, Beko hob, Cooke & Lewis stainless steel extractor fan, Hotpoint dishwasher, Hotpoint fridge/freezer, Hotpoint dishwasher, Hotpoint washing machine and Hotpoint tumble dryer.

Wing: Hotpoint stainless steel electric oven, Hotpoint stainless steel extractor fan, Hotpoint hob.

TRP: 185

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Full oil fired central heating via single boiler but with separate systems for house and wing. Shared water and electricity for the two units.

Construction: Granite built with cavity extension to main house built in early 1990s. Wing built approx 15 years ago. uPVC double glazed windows. uPVC fascias and soffits.

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

Price excludes: Camellia bushes in garden.

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