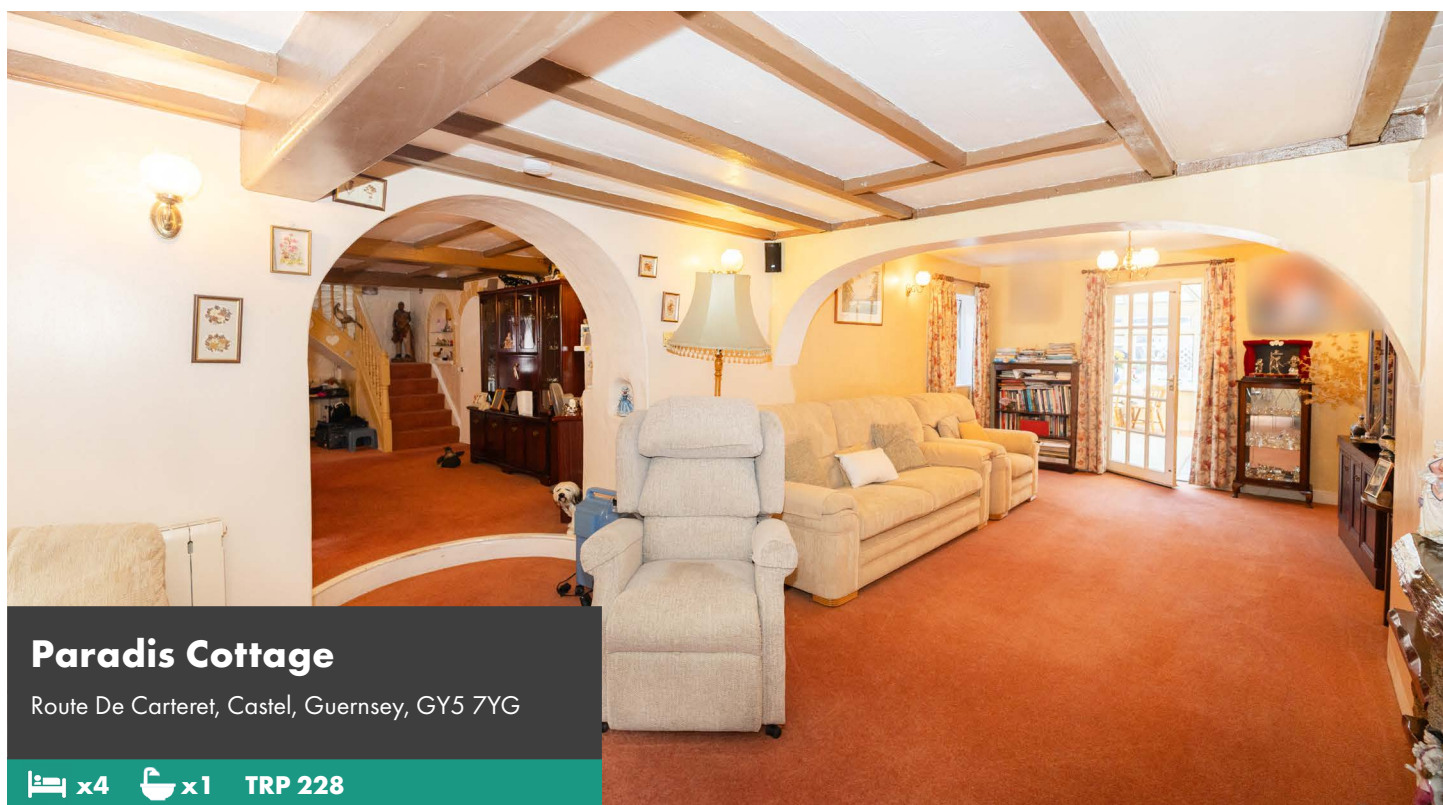


**SOLE
AGENT**



Paradis Cottage

Route De Carteret, Castel, Guernsey, GY5 7YG

 x4  x1 **TRP 228**

- Detached Cottage
- Close to Cobo Village
- Four bedrooms
- Ample reception space
- Beautifully kept gardens
- Ample parking

£885,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Paradis Cottage

Paradis Cottage is a charming detached home situated in a highly sought-after location, within easy reach of Cobo Bay and the island's picturesque west coast. This much-loved cottage offers spacious and versatile accommodation throughout. The ground floor features a generous lounge, a bright and welcoming sunroom, and a separate dining room, all complemented by a newly fitted kitchen/breakfast room. Also on this level is a double bedroom, a family shower room, and a useful utility area. Upstairs, there are two further double bedrooms together with a dressing room, which could equally serve as a fourth bedroom, nursery, or home office. Externally, the property benefits from ample parking and beautifully landscaped gardens to both the front and rear, providing attractive outdoor spaces to relax and enjoy. Offering excellent potential and positioned in one of the island's most desirable locations, Paradis Cottage presents a wonderful opportunity to create a superb family home close to the coast.

ACCOMMODATION COMPRISING

Kitchen

19'8" x 8'2" (6m x 2.5m)

Newly appointed kitchen. Fitted with a range of wall and base units with worksurfaces over incorporating a 1½ bowl, sink and drainer. Windows providing aspect over the rear garden. Fitted table with seating for two people.

Shower Room

11'6" x 6'5" (3.5m x 1.96m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Frosted window providing aspect to the rear garden. Fully tiled.

Utility Room

8'4" x 5'7" (2.54m x 1.7m)

Dining Room

24'3" x 14'1" (7.4m x 4.3m)

Windows providing aspect to the front garden.

Lounge

27'11" x 11'6" (8.5m x 3.5m)

Windows providing aspect to the front and carpet as fitted. Dual aspect with a working fireplace.

Conservatory

17'3" x 15'11" (5.26m x 4.85m)

Tiled flooring. Double doors providing access to the rear garden.

Front Porch

5'5" x 4'9" (1.65m x 1.45m)

Door providing access to the front garden.

Bedroom 1

14'1" x 13'7" (4.3m x 4.14m)

Carpet as fitted. Window providing aspect over the front garden. Fitted wardrobes, storage and dressing table.

FIRST FLOOR

Landing

7'5" x 3'11" (2.26m x 1.2m)

Carpet as fitted.

Bedroom 2

17'3" x 13'7" (5.26m x 4.14m)

Carpet as fitted. Dual aspect.

Bedroom 3

11'6" x 14'1" (3.5m x 4.3m)

Window providing aspect to the front.

Bedroom 4

13'11" x 13'7" (4.24m x 4.14m)

Carpet as fitted. Dual aspect.

OUTSIDE

Front

The property is approached via a large paved driveway with parking for multiple cars. Fore garden is well landscaped laid to lawn with a paved pathway providing access to the road.

Rear

Garden is laid to patio and lawn bound by fencing. Large timber shed, small timber shed and a small greenhouse. garden is laid to mature shrubbery and trees.

Appliances

Bosch hob, Siemens extractor fan, Siemens double oven, Siemens fridge/freezer, Siemens dishwasher, Hotpoint washing machine and Indesit freezer.

TRP: 228

Viewing: BY APPOINTMENT

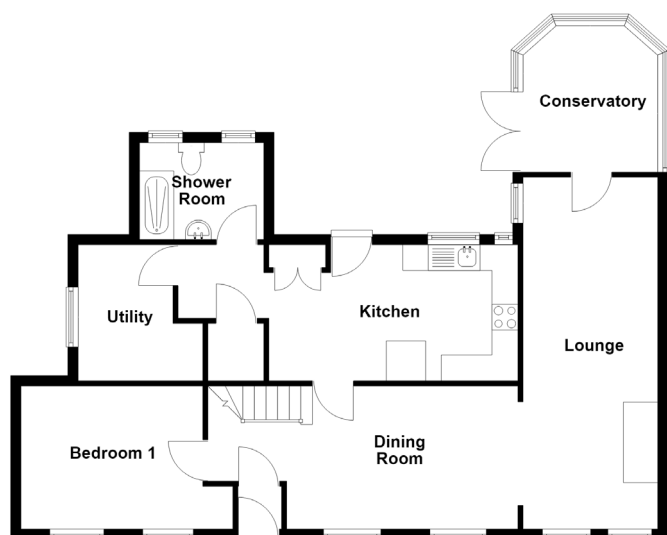
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas central heating.

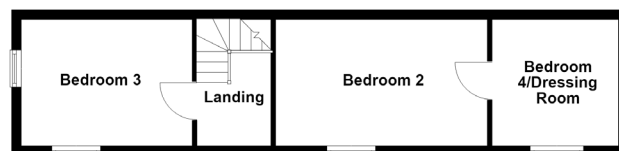
Construction: Granite construction. uPVC double glazed windows and uPVC fascias and soffits

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

Ground Floor



First Floor



swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.