

**SOLE  
AGENT**



## The Barn

Forest Road, Forest, Guernsey, GY8 0AG

 x3  x2 **PERRYS 29F2 TRP 187**

- Charming barn conversion
- Three good sized bedrooms
- Exposed beams and feature fireplace
- Open plan kitchen/diner
- Garage
- Situated in the Forest

**£625,000**

**LOCAL MARKET**

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





## About The Barn

An opportunity to acquire a delightful semi-detached barn conversion situated in the Forest within close proximity to Petit Bo and local schools and amenities. This charming property is bursting with character throughout and offers an open plan kitchen diner, three good sized bedrooms, a family bathroom and a large living room with a feature fireplace housing a large multi-fuel stove. There is also a garage which has currently been split into two sections but this could easily be re-opened to provide secure parking. The property would suit a multitude of buyers so internal viewing is highly recommended.

## ACCOMMODATION COMPRISING

### Entrance Hall

7'7" x 5'11" (2.3m x 1.8m)  
Tiled flooring. Bench with storage below.

### Kitchen

12'2" x 11'6" (3.7m x 3.5m)  
Fitted with a range of wall and base units with tiled work surface over incorporating a 1½ bowl stainless steel sink and drainer. Exposed beams.

### Dining Room

2.4 x 12'6" (2.4 x 3.8m)  
Exposed beams. Window to side.

### Inner Hallway

16'9" max x 12'2" (5.1m max x 3.7m)  
Stairs to first floor. Exposed beams.

### Bedroom 1

12'10" x 8'10" (3.9m x 2.7m)  
Exposed beams. Window to front.

### Bathroom

10'10" x 9'2" (3.3m x 2.8m)  
Four piece suite of bath, shower cubicle, wash hand basin with storage below and W.C. Tiled floor. Window to side.

## FIRST FLOOR

### Landing

19' x 6'7" (5.8m x 2m)  
A run of fitted cupboards with shelving. Exposed beams.

### Bedroom 3

9'2" x 12'10" (2.8m x 3.9m)  
Window to front.

### Bedroom 2

12'10" x 8'10" (3.9m x 2.7m)

### Lounge

19'8" x 10'10" (6m x 3.3m)  
A lovely brick feature fireplace with a large multi-fuel stove. Windows to the front and side. Exposed beams.

### Garage Store / Utility Room

12'6" x 10'10" (3.8m x 3.3m)  
Fitted shelving. Exposed granite walls. Please note: The garage is divided into two areas and the studwork can easily be removed should you need the garage to be converted back to the original size.

### Garage

10'6" x 8'6" (3.2m x 2.6m)  
Electric up-and-over door.

### Appliances

Rangemaster electric oven with electric hob, Indesit dishwasher, Sharp freestanding fridge/freezer, Hotpoint washing machine, Hotpoint tumble dryer, Hotpoint fridge/freezer.

**TRP:** 187

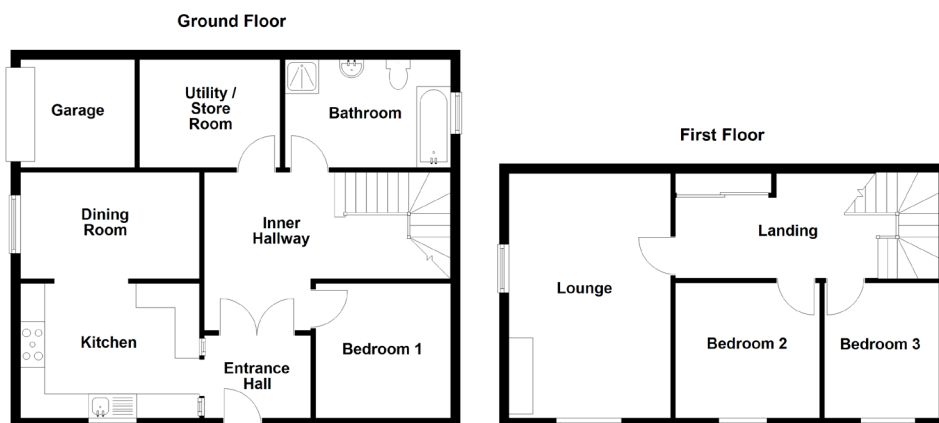
**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water and electricity. Cespit drainage.

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

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



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