

DOLPHIN RETREAT

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

3,181

SQ FT

£1,195,000 LOCAL MARKET, ST. SAMPSON

This spacious, detached family home occupies a generous and secluded site located at the end of a private road, situated only a short walk away from the coast and Portinfer Bay. The versatile accommodation offers well-proportioned rooms and comprises entrance hall, study, bedroom five/snug, a superb, modern open-plan kitchen/dining/sitting room with bi-folding doors to the rear garden, family bathroom and three further double bedrooms (one with en-suite shower room) on the ground floor. The first floor has a primary bedroom with en-suite and a distant sea view. Externally, there is parking for multiple vehicles, garage with rear utility, large rear patio area and side garden. The land also extends up beyond the house where further sea views can be enjoyed. A super home for a growing family in a great location.



LIVINGROOM

The Channel Island Estate Agent





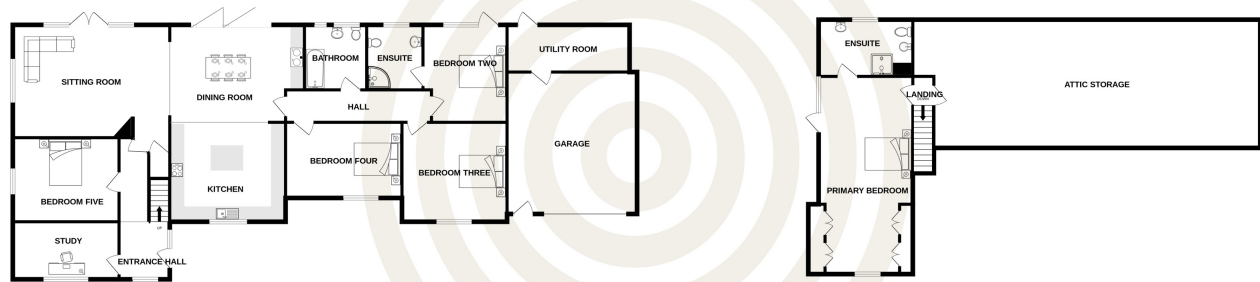






GROUND FLOOR
2058 sq.ft. (191.2 sq.m.) approx.

1ST FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 3181 sq.ft. (295.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Entrance hall	7'4 x 6'6
Study	13'6 x 7'4
Bedroom five	13'6 x 10'8
Sitting room	19'8 x 14'4
Dining room	17'1 x 12'5
Kitchen	14'8 x 12'7
Hall	18'6 x 3'7
Family bathroom	8'3 x 7'11
Bedroom two	12'7 x 10'8
En-suite shower room	8'3 x 7'2
Bedroom three	13'4 x 12'5
Bedroom four	15'0 x 9'7
Garage	19'0 x 16'6
Utility room	15'7 x 6'0

FIRST FLOOR

Landing	
Primary bedroom	25'2 x 12'0
En-suite shower room	12'0 x 8'3
Attic storage	44'2 x 16'4

KEY FACTS

Superb, detached family home
Secluded site down a private road
Close to Portinfer Bay
Versatile accommodation
Garden with large patio and distant sea view
Garage and parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

Electric aga
Integrated wine fridge
Hotpoint dishwasher
Bosch oven
Integrated microwave
Cooke and Lewis induction hob
Cooke and Lewis extractor fan
Integrated Beko fridge
Integrated Beko freezer
Hotpoint washing machine
Hotpoint tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Hautes Capelles Primary
La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£1,195,000



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