

# LE VIDCOCQ



**5**

BEDROOMS

**2**

BATHROOMS

**1,491**

SQ FT

**0.5**

ACRES

## £1,200,000 LOCAL MARKET, ST. PIERRE DU BOIS

Tucked away within a picturesque lane in the heart of St Pierre du Bois, this beautiful detached Guernsey cottage offers a rare opportunity to enjoy village life in one of the island's most sought-after rural settings.

The main house provides generous and well-balanced accommodation, with scope to further extend into the adjoining barn, for which there is lapsed planning permission. The ground floor comprises an entrance hall, comfortable sitting room, kitchen and dining room, utility, boot room and a versatile fifth bedroom or study. The first floor offers four bedrooms together with two bathrooms, creating ideal family accommodation.

Outside, the property benefits from parking for several vehicles, a large greenhouse to the rear, an adjoining barn, two stables with a recently renewed roof and a tack room. Within the formal garden is a detached chalet, currently used as a dog grooming parlour, along with a separate garage.

This is a truly charming home in a highly desirable...



**LIVINGROOM**  
The Channel Island Estate Agent





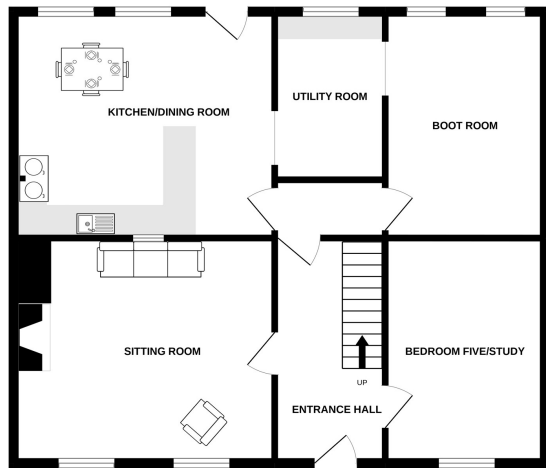




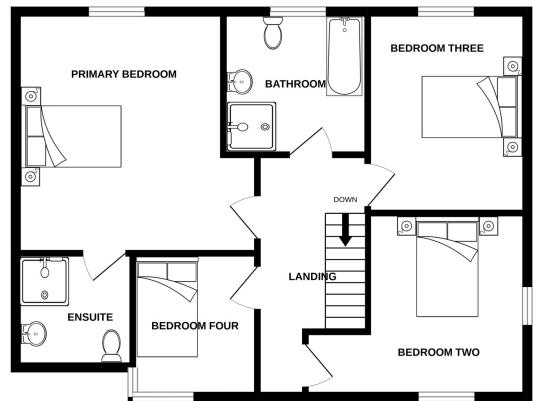




GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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	14'7 x 6'6
Sitting room	15'5 x 13'3
Bedroom five/study	13'2 x 9'5
Kitchen/dining room	15'6 x 13'4
Utility room	9'11 x 6'4
Boot room	12'3 x 10'7

**FIRST FLOOR**

Landing	14'7 x 6'6
Primary bedroom	14'3 x 14'3
En-suite shower room	6'8 x 6'0
Bedroom two	13'1 x 10'10
Bedroom three	11'8 x 10'11
Bedroom four	8'3 x 7'4
Family bathroom	8'6 x 8'5

**KEY FACTS**

Beautiful detached Guernsey cottage  
 Situated in a peaceful, rural lane in the heart of St Pierre du Bois  
 Parking for multiple cars and single garage  
 Greenhouse and stable/outbuildings

**SERVICES**

Mains water and electricity

**DRAINAGE**

Cesspit drainage

**HEATING**

Oil fired Central heating (new tank)

**APPLIANCES**

Electric Aga  
 Gasland Chef hob  
 Fridge/freezer

**INCLUSIONS**

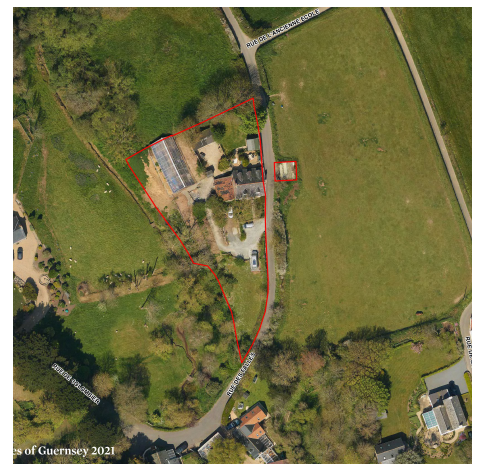
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

**SCHOOL CATCHMENT**

La Houquette 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.

**£1,200,000**



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