

LE VIDCOCQ



5

BEDROOMS

2

BATHROOMS

1,491

SQ FT

0.5

ACRES

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

A beautiful, detached Guernsey cottage situated in an idyllic lane in the heart of St Pierre du Bois. The property offers excellent accommodation with scope to extend into an adjoining barn (there is lapsed permission for this). Currently offering entrance hall, sitting room, kitchen/dining room, utility room, boot room and fifth bedroom/study on the ground floor, together with four bedrooms and two bathrooms on the first floor. Externally, there is parking for multiple cars and a large greenhouse to the rear, in addition to the adjoining barn, two stables (with a new roof) and a tack room. Within the formal garden is a chalet currently used as a dog grooming parlour, as well as a detached garage. A fantastic opportunity to live in a much sought after location with country walks and local wildlife on your doorstep, internal viewing highly recommended.



LIVINGROOM

The Channel Island Estate Agent





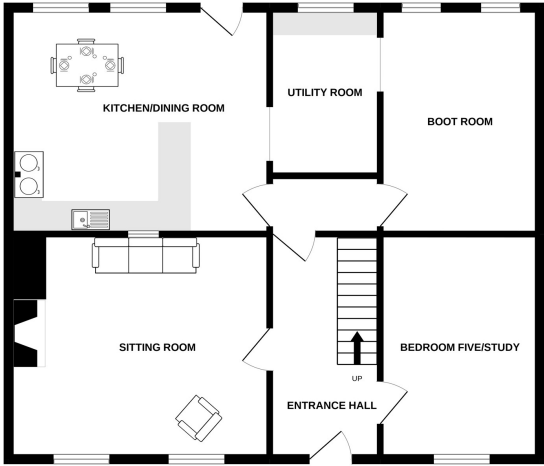




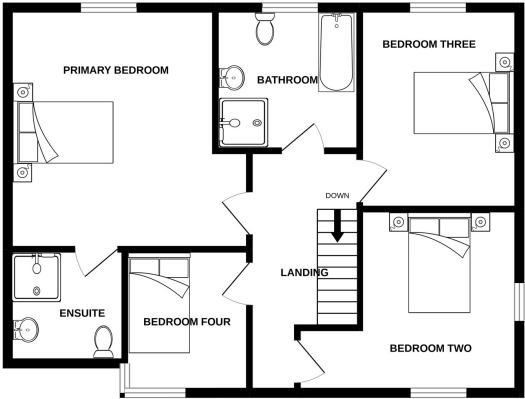




GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



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.

Made with Metropix ©2022

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
Situating 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

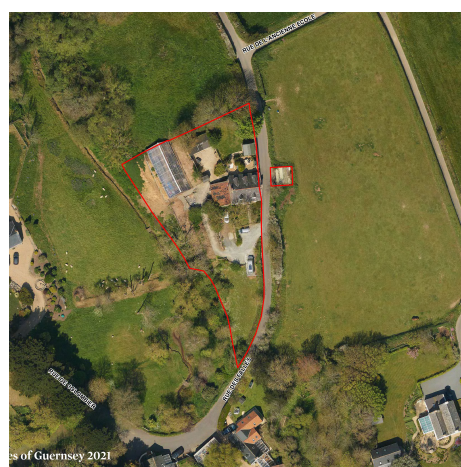
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

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



LIVINGROOM
The Channel Island Estate Agent