

LES HUBITS DE HAUT



2

BEDROOMS

2

BATHROOMS

2,279

SQ FT

POA LOCAL MARKET, ST. MARTIN

This beautiful, semi-detached Guernsey property is situated in the tranquil lanes of Les Hubits within the parish of St. Martin. Dating back to the 1600's, the house has many historic features and is in excellent order throughout. The ground floor comprises entrance hall, sitting room with open fireplace and furze oven, dining room with working fire, utility, shower room and kitchen complete with electric Aga. The first floor has two large double bedrooms - the primary bedroom with en-suite shower room. Plans have been passed to extend into the attic space and create two further bedrooms. Externally, there is parking for three vehicles and a charming courtyard garden, together with access to a detached barn which is currently used as storage. Two pigstyes are currently used as a wood store with an extra parking space in front, whilst the private and enclosed garden includes a paved entertaining area with built-in gas BBQ station, a beautifully planted lawned area and allotment area...



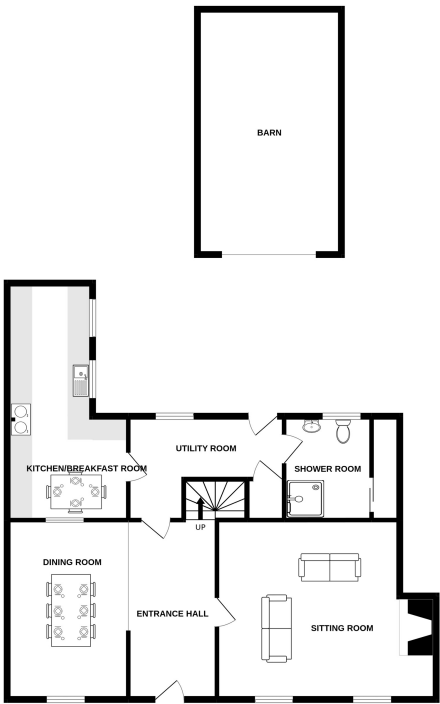
LIVINGROOM

The Channel Island Estate Agent

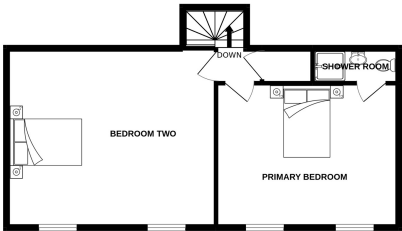




GROUND FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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 reliability or efficiency can be given.

GROUND FLOOR

Entrance hall	15'7 x 7'8
Sitting room	19'0 x 15'7
Dining room	15'7 x 10'6
Utility room	13'6 x 9'0
Bathroom	8'6 x 7'7
Kitchen/breakfast room	20'7 x 10'8

FIRST FLOOR

Primary bedroom	15'2 x 11'5
En-suite shower room	7'6 x 3'0
Bedroom two	17'8 x 15'5

BARN

KEY FACTS

Charming semi-detached Guernsey cottage with many original features
Situating in tranquil, rural lane
Detached barn and parking for four cars
Private, enclosed garden and south facing courtyard
No onward chain

SERVICES

Mains water and electric

DRAINAGE

Shared cesspit drainage

HEATING

Oil fired central heating

APPLIANCES

Electric Aga
Electrolux gas hob with extractor over
Hoover fridge/freezer
Hotpoint dishwasher
Hotpoint washing machine
Hotpoint tumble dryer
Belling Electric oven
Napolean gas BBQ

INCLUSIONS

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

SCHOOL CATCHMENT

St Martin's Primary School
Les Beaucamps 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.

POA



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