

ROSE COTTAGE



4

BEDROOMS

3

BATHROOMS

1,722

SQ FT

£795,000 LOCAL MARKET, ST. PETER PORT

Rose Cottage is a beautiful family home, full of character and charm which has been considerably renovated by the current owners. Offering excellent, proportioned accommodation, the ground floor includes a cottage style Shaker kitchen with adjoining utility room and bathroom, an attractive sitting room with multi fuel stove, and opening up to the sun room which enjoys an outlook over and access to the garden. Two double bedrooms and family shower room complete the ground floor, whilst upstairs are two further bedrooms (one with en-suite bathroom). Externally, there is parking for 3/4 vehicles to the side of the property with a walled foregarden and enclosed rear garden bounded by mature shrubs and incorporating a large shed to one side. A delightful, immaculate home situated in a convenient yet leafy, quiet road on the outskirts of St Peter Port.

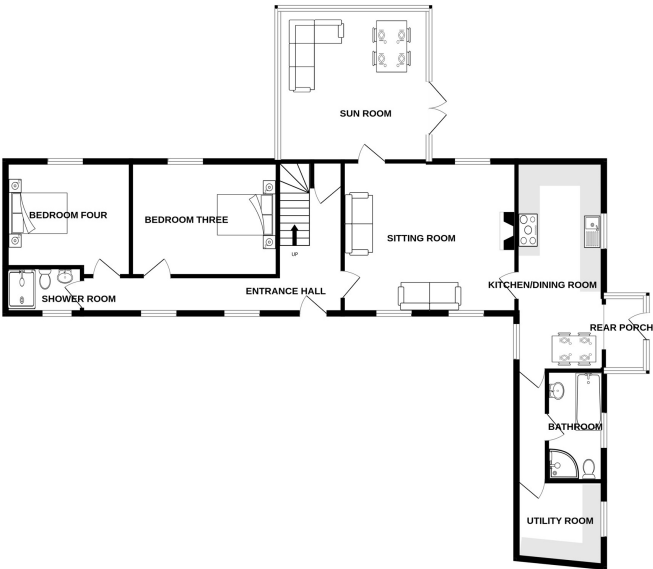


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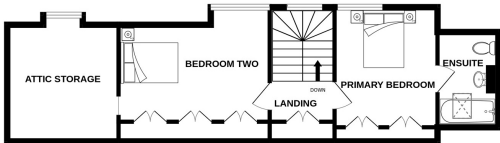




GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (159.9 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	14'2 x 4'9
Side hall	25'4 x 2'8
Sitting room	16'2 x 14'2
Sun room	14'3 x 14'1
Kitchen/dining room	19'6 x 8'2
Rear porch	7'4 x 4'0
Bathroom	10'4 x 5'0
Utility room	8'2 x 8'0
Bedroom three	13'8 x 10'8
Bedroom four	11'8 x 10'8
Shower room	7'1 x 4'4

FIRST FLOOR

Landing	10'8 x 5'5
Primary bedroom	11'2 x 9'7
En-suite bathroom	8'10 x 5'8
Bedroom two	14'1 x 10'8

KEY FACTS

Delightful, character filled cottage
Enclosed gardens to front and rear
Ideally located within St Peter Port
Parking for 3/4 vehicles

SERVICES

Mains water and electricity (bottle gas for hob)

DRAINAGE

Mains drainage

HEATING

Oil fired Central heating

APPLIANCES

Leisure Rangemaster 110 electric oven with gas hob
AEG extractor fan
AEG dishwasher
AEG microwave
Hoover fridge/freezer
Bosch washing machine
Bosch tumble dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Amherst Primary
St Sampson's 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.

£795,000



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