

# LA ROCQUETTE



**5**

BEDROOMS

**3**

BATHROOMS

**1,872**

SQ FT

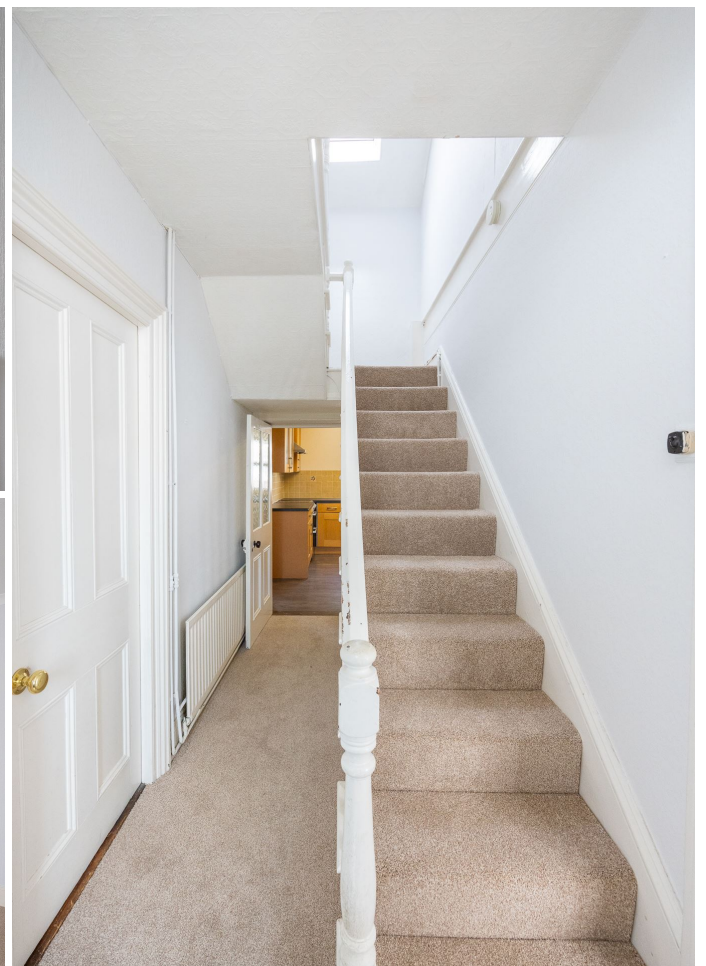
## £850,000 LOCAL MARKET, CASTEL

This attractive, traditional Guernsey Cottage is situated just inland from Vazon Bay, offering a main house with an adjoining, self-contained, one bedroomed wing. Although in need of some modernisation, the property itself is versatile and would suit a variety of accommodation requirements. The main house is well-proportioned throughout and comprises hall, sitting room, kitchen, dining room, bathroom, shower room, utility and four bedrooms. The wing has a separate entrance and comprises a kitchen/dining/sitting room, shower room and a bedroom. Externally there is a formal front garden with spacious driveway, parking for multiple vehicles and access to a good-sized garage with storage above. The rear garden is part paved and lawned with a domestic greenhouse and timber shed. A generous property with further potential, providing a super family home in a popular location.



**LIVINGROOM**

The Channel Island Estate Agent



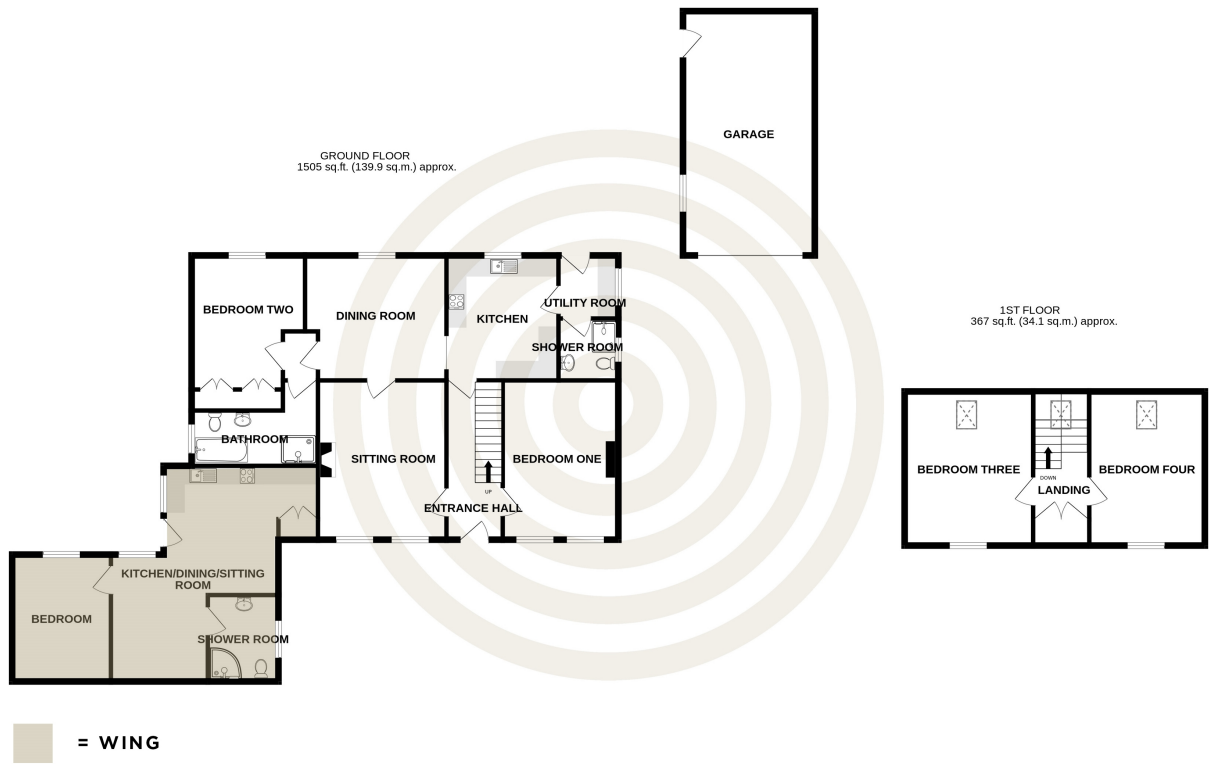








# FLOORPLAN LA ROCQUETTE



GROUND FLOOR  
1505 sq.ft. (139.9 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

TOTAL FLOOR AREA : 1872 sq.ft. (174.0 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 operability or efficiency can be given.  
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**GROUND FLOOR**

<b>Entrance hall</b>	14'2 x 5'0
<b>Sitting room</b>	13'9 x 11'5
<b>Bedroom one</b>	13'9 x 10'5
<b>Kitchen</b>	11'1 x 11'1
<b>Utility room</b>	5'4 x 5'2
<b>Shower room</b>	5'6 x 5'4
<b>Dining room</b>	12'7 x 11'1
<b>Bedroom two</b>	13'10 x 10'1
<b>Family bathroom</b>	10'1 x 7'7
<b>Garage</b>	21'9 x 11'7

**FIRST FLOOR**

<b>Bedroom three</b>	13'9 x 11'5
<b>Bedroom four</b>	13'9 x 10'5

**WING**

<b>Kitchen/sitting/dining room</b>	13'9 x 11'6
<b>Shower room</b>	7'8 x 6'3
<b>Bedroom</b>	11'3 x 8'9

**KEY FACTS**

Detached Guernsey Cottage & Wing  
 Situated just inland from Vazon Bay  
 Great multi-generational home  
 Spacious plot with ample parking & garage  
 Rear paved/lawned garden

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Oil central heating  
 Gas central heating (in Wing)

**APPLIANCES**

Hotpoint double oven  
 Hotpoint dishwasher  
 Igenix fridge  
 Hotpoint chest freezer  
 Beko washing machine  
 Hotpoint single oven  
 Candy hob  
 Hotpoint washing machine

**INCLUSIONS**

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

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.

**£850,000**



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