

# LAUREL HOUSE



**5**

BEDROOMS

**3**

BATHROOMS

**2,348**

SQ FT

**0.4**

ACRES

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## £1,850,000 LOCAL MARKET, TORTEVAL

A stunning family home in the highly desirable and rarely available parish of Torteval.

Laurel House has undergone an extensive transformation in recent years to become the beautiful home it is today—perfectly suited to the needs of modern families and those seeking stylish, notably light-filled living spaces.

Arranged over two floors, the ground floor comprises a fabulous 42-foot kitchen/reception area featuring floor-to-ceiling glazing, part-vaulted ceilings, a multi-fuel burning stove, and a gorgeous Neptune kitchen complete with quality appliances and stone worktops. A separate utility room adds further practicality, while the three bedrooms on this floor (one with an en suite) are all generously proportioned.

The first-floor landing opens onto two additional double bedrooms, both also featuring en suites, offering the flexibility to choose your primary bedroom on either floor.

Extensive glazing throughout the home creates a strong connection to the surrounding landscape...



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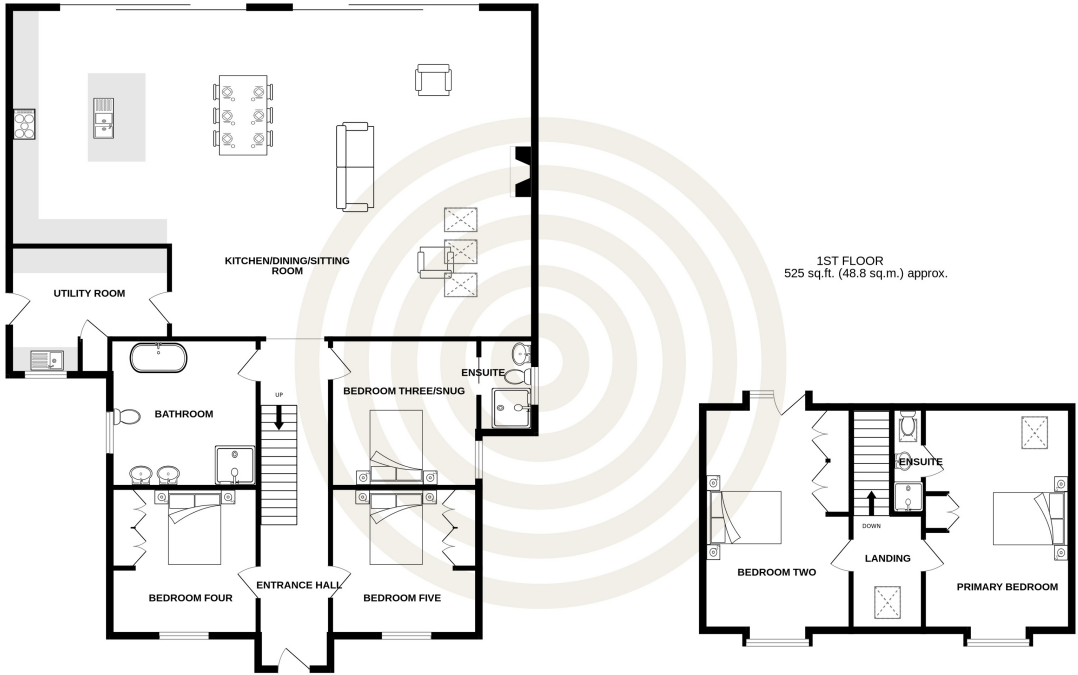








GROUND FLOOR  
1822 sq.ft. (169.3 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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.



## GROUND FLOOR

Entrance hall	24'5 x 5'8
Snug/bedroom three	11'8 x 11'8
En-suite shower room	7'4 x 4'5
Bedroom four	11'8 x 11'8
Bedroom five	11'8 x 11'8
Family bathroom	11'8 x 11'8
Open-plan kitchen/sitting/dining room	42'1 x 26'1
Utility room	12'7 x 10'2

## FIRST FLOOR

Primary bedroom	17'7 x 11'8
En-suite shower room	8'5 x 2'5
Bedroom two	19'8 x 11'8

## KEY FACTS

Stunning, detached family home  
Situated close to the South Coast Cliffs with views  
Meticulously renovated and extended  
Impressive, 42ft open-plan kitchen/sitting/dining room  
Large, private lawned garden  
Garage/outbuilding and parking

## SERVICES

Mains services

## DRAINAGE

Main drain

## HEATING

Electric underfloor heating and radiators

## APPLIANCES

Neff oven  
Neff microwave oven  
Neff hob  
Neff dishwasher  
AEG fridge and freezer

## 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.

**£1,850,000**



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