

# QUINTILA COTTAGE



**3**

BEDROOMS

**2**

BATHROOMS

**1,962**

SQ FT

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**£1,200,000 OPEN MARKET, ST. MARTIN**

Quintila Cottage is situated in a select clos on the Southern outskirts of St Peter Port/St. Martin border. Although in need of cosmetic upgrading throughout, the accommodation is well-proportioned and predominately faces South to enjoy lots of natural sunlight. The ground floor comprises porch, cloakroom, hall, sitting room, study, dining room, kitchen/breakfast room with utility room and integral garage. The first floor has a rural view over neighbouring fields and has a primary bedroom with en-suite, two further bedrooms and a family bathroom. Externally, there is parking to the front with formal garden and occupying the rear is an enclosed, sunny garden which is part lawn/part paved. A superb property with much potential, viewing recommended.



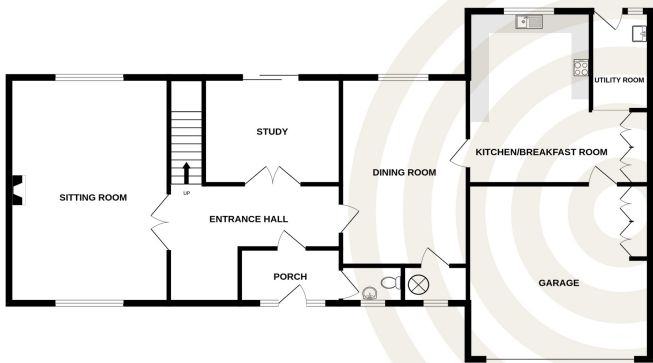
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The Channel Island Estate Agent

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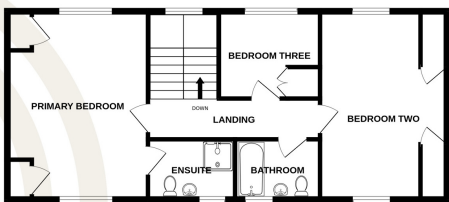




GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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

Porch	9'0 x 4'6
Cloakroom	5'6 x 3'4
Entrance hall	15'3 x 10'7
Sitting room	20'0 x 14'2
Dining room	16'8 x 11'3
Boiler room	5'9 x 3'4
Kitchen/breakfast room	16'1 x 15'4
Utility room	8'9 x 5'3
Garage	16'2 x 15'6

## FIRST FLOOR

Landing	15'3 x 3'7
Primary bedroom	16'9 x 12'6
En-suite shower room	6'8 x 5'3
Bedroom two	16'9 x 11'9
Bedroom three	9'0 x 7'9
Bathroom	7'6 x 5'3

## KEY FACTS

Family home situated in a select close  
St Peter Port/St Martin border  
Cosmetic upgrading required  
Well-proportioned rooms  
Garage and parking  
South-facing, easy maintainable garden

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating

## APPLIANCES

Beko Oven  
Hob  
Neff extractor fan  
Integrated fridge  
Hotpoint fridge and freezer  
Hoover dishwasher

## 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.

**£1,200,000**



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