

SOLE
AGENT

Faldouet

Rohais de Haut | St Andrew

This beautiful detached cottage enjoys an enviable position on the St Peter Port/St Andrew border, offering breathtaking views across the whole of the north of the island. Accommodation comprises kitchen, dining room, utility room, lounge, conservatory, three bedrooms, bathroom and shower room. Whilst the property is in need of some modernisation, parking for four cars and a large garden guarantee a stunning finished product.

£525,000

2 BEDROOMS

2 BATHROOMS

4 RECEPTIONS

Shields
& Rutland

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Porch/Utility

10' 8" x 5' 7" (3.26m x 1.71m)

Entrance Hall

3' 4" x 3' 3" (1.01m x 1.00m)

Kitchen

10' 9" x 10' 10" (3.28m x 3.29m)

Dining Room

10' 10" x 13' 6" (3.29m x 4.11m)

Inner Hall

3' 6" x 4' 2" (1.07m x 1.26m)

Shower room

7' 8" x 6' 1" (2.33m x 1.85m)

Bathroom

8' 9" x 6' 1" (2.67m x 1.85m)

Lounge/Diner

20' 10" x 12' 2" (6.36m x 3.72m)

Conservatory

13' 3" x 11' 7" (4.04m x 3.54m)

Study/Bedroom 3

11' 2" x 7' 10" (3.41m x 2.38m)

First floor landing

3' 3" x 3' 3" (1.00m x 1.00m)

Bedroom 1

15' 7" x 10' 10" (4.76m x 3.31m)

Bedroom 2

11' 4" x 10' 10" (3.46m x 3.29m)

Store room

6' 2" x 6' 1" (1.88m x 1.86m)

Parking

Parking for a number of cars is provided by a driveway to the side of the property.

Garden

The mature rear garden is predominantly laid to lawn with mature bushes and shrubs. There is a greenhouse and a raised vegetable patch.

PRICE INCLUDES

- Curtains, carpets and light fittings

SPECIAL FEATURES

- Distant sea views
- Potential to extend
- Beautiful garden

SERVICES

Mains water and electricity. Cesspit drainage. Oil fired central heating.

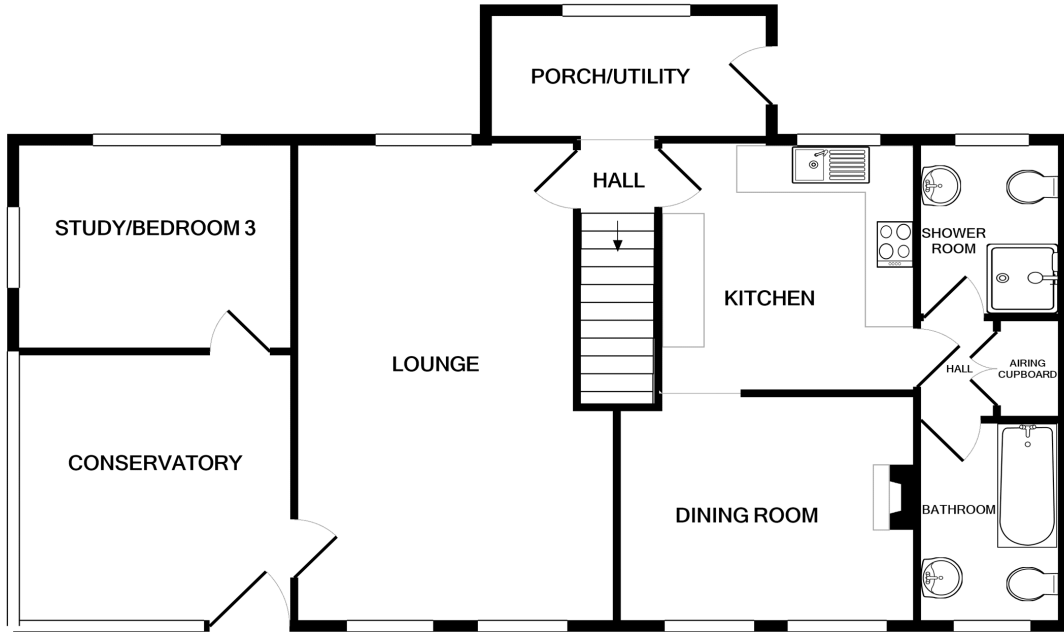
APPLIANCES INCLUDED

- Hotpoint fridge/freezer
- Hotpoint washing machine
- Creda Oven
- Europa double oven

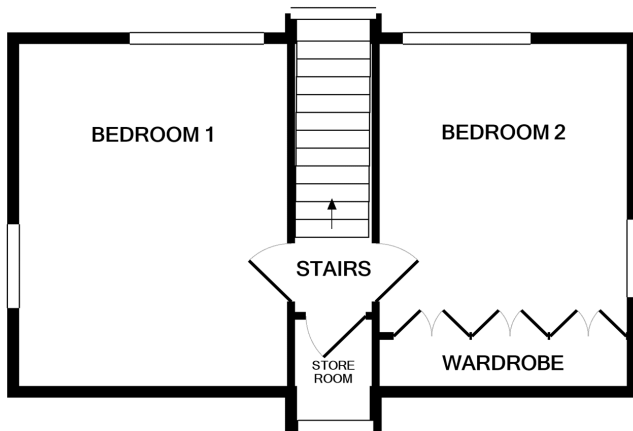
SCHOOL CATCHMENT

- Castel Primary School
- Les Beaucamps High School

FLOORPLAN



GROUND FLOOR



1ST FLOOR

FALDOUET

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OPENING DOORS SINCE 1993