



## 6 Ashmore Cottages

Forest Road | St Martins

6 Ashmore Cottages is set back from the road in a convenient St Martins location, with the village centre a short walk away. The property is presented to the market in excellent condition and has the bonus of a second unit which could easily be developed. Accommodation comprises lounge/diner, kitchen, two double bedrooms and a bathroom. The attached unit could easily be integrated into the main house and has been granted full planning permission to create a kitchen/diner, utility room, master bedroom and bathroom. The property also benefits from front and rear courtyards and an allocated parking area that can facilitate two vehicles.

**£450,000**

ESTATE AGENTS & PROPERTY MANAGERS

SOLE  
AGENT

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields  
& Rutland

OPENING DOORS SINCE 1993

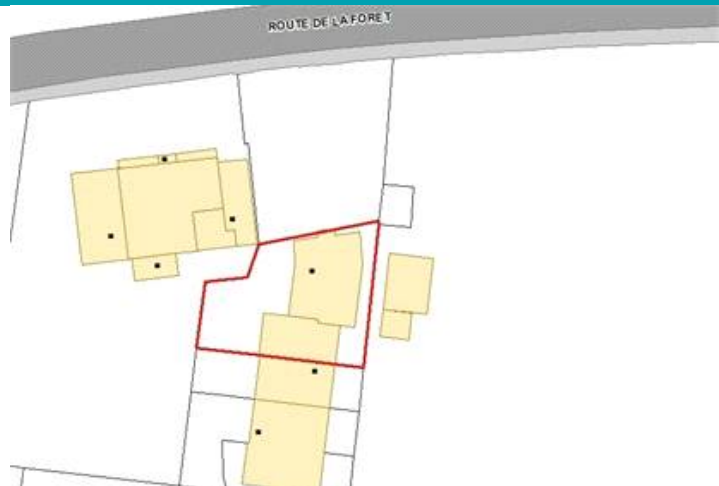
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

13' 7" x 4' 8" (4.13m x 1.43m)

## Lounge/diner

14' 9" x 14' 7" (4.50m x 4.45m)

## Kitchen

10' 11" x 6' 9" (3.32m x 2.07m)

## Bedroom 1

13' x 12' 10" (3.96m x 3.91m)

## Bedroom 2

12' 10" x 12' 8" (3.91m x 3.87m)

## Bathroom

7' 10" x 4' 8" (2.40m x 1.43m)

## Second Unit: Store/Study

13' 9" x 10' 7" (4.20m x 3.22m)

## Second Unit: WC

5' 3" x 2' 11" (1.60m x 0.90m)

## Second Unit: Utility

7' 10" x 6' 9" (2.38m x 2.06m)

## Second unit: Attic landing

13' 5" x 9' 7" (4.10m x 2.92m)

## Second Unit: Attic Room

19' 3" x 13' 5" (5.88m x 4.10m)

## Garden

The property benefits from a rear courtyard laid completely to patio and a front garden comprising mainly of mature shrubs with a small patio area.

## Parking

There is an allocated parking area that can facilitate two vehicles.

## PRICE INCLUDES

- Curtains carpets and light fittings.

## SPECIAL FEATURES

- Independent unit with potential to integrate into main house
- Double glazing
- Spacious rooms
- Recently upgraded

## SERVICES

Mains drain, water and electricity.  
Electric radiators.

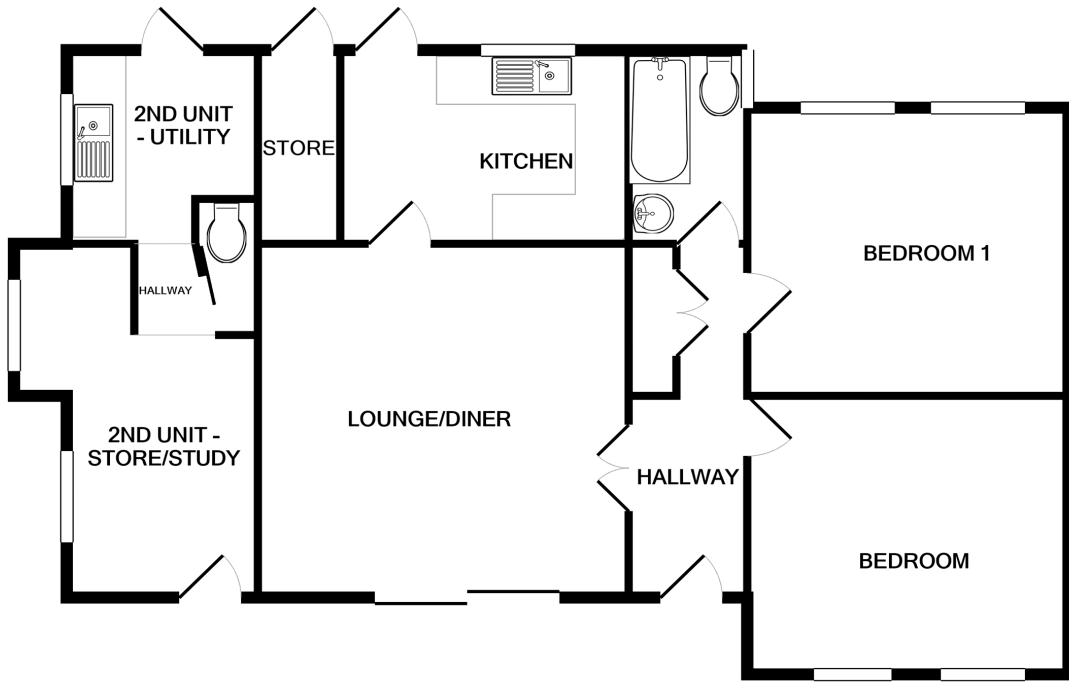
## APPLIANCES INCLUDED

- To be agreed at sale

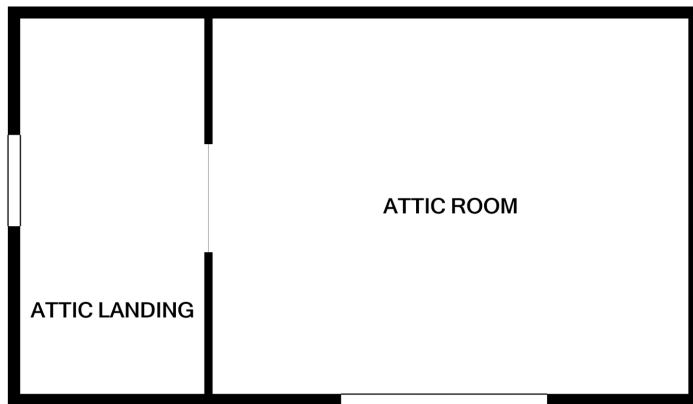
## SCHOOL CATCHMENT

- St Martin Primary School
- Les Beaucamps High School

# FLOORPLAN



GROUND FLOOR



1ST FLOOR

## ASHMORE COTTAGES

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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