



Two Hoots

Route de Cobo | Castel

Two Hoots is a beautiful, detached coastal cottage full of character and charm that has been upgraded and extended to create a wonderful living space. The property benefits from a number of mod cons including the addition of solar panels, but there are some outstanding works to complete. The end result will be a spectacular home in one of Guernsey's most desirable locations.

Accommodation comprises open plan kitchen/diner/sun lounge, living room, three bedrooms and two bathrooms (to be completed). To the rear of the property is a large south-facing garden with a patio area and gated access to the front drive. The gravel driveway provides parking for a number of vehicles.

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

£965,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

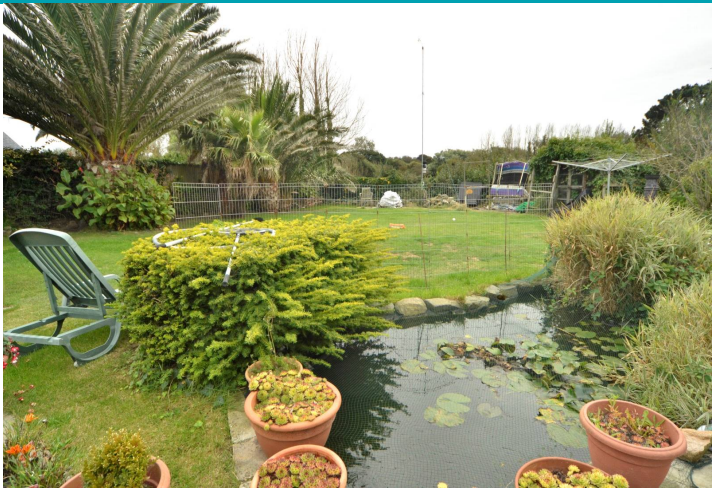
PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

14' 8" x 4' 9" (4.47m x 1.45m)

Lounge/diner

20' x 11' (6.10m x 3.35m)

Sun lounge/dining room

26' 1" x 11' 8" (7.95m x 3.55m)

Kitchen

14' 2" x 10' 6" (4.33m x 3.20m)

Bathroom

9' x 5' 5" (2.75m x 1.66m)

Potential En-Suite

9' x 5' 11" (2.75m x 1.80m)

Bedroom 1

12' 2" x 11' (3.71m x 3.35m)

First Floor Landing

10' 5" x 4' 9" (3.17m x 1.45m)

Bedroom 2

12' 1" x 10' 5" (3.68m x 3.17m)

Bedroom 3

11' x 10' 5" (3.35m x 3.17m)

Garden

To the rear of the property is a large south facing garden with a patio area and gated access to the front drive.

Parking

The gravel driveway provides parking for a number of vehicles and has space to add a garage if required.

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- Multi-fuel burning stove
- Solar panels
- Exposed beams
- Original features
- West coast location

SERVICES

Mains drain, electricity and water. Air source heat pump. Underfloor heating. uPVC double glazing.

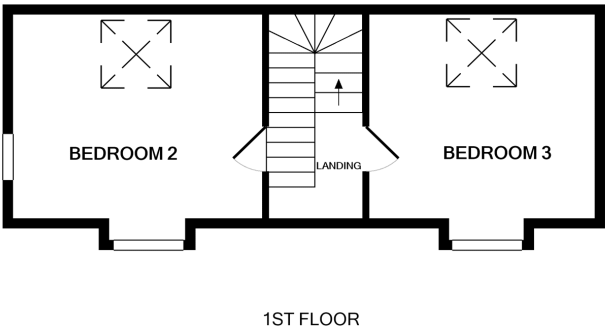
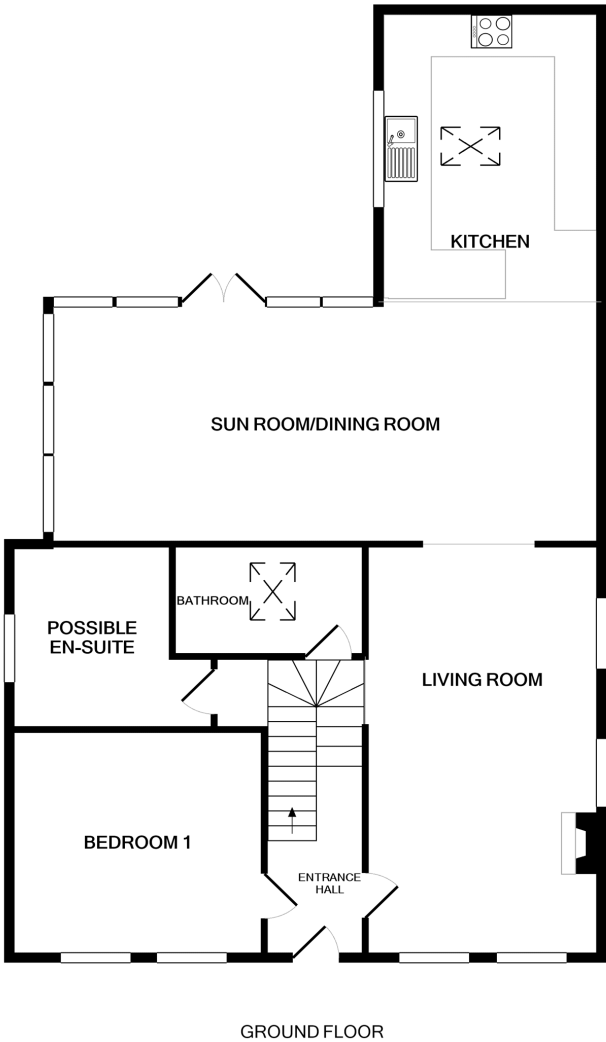
APPLIANCES INCLUDED

- To be agreed at sale

SCHOOL CATCHMENT

- Castel Primary School
- Les Beaucamps High School

FLOORPLAN



TWO HOOTS

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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