



# La Cachette

Rue de la Cache, Castel GY5 7RE

## £1,950,000

LOCAL MARKET

JOINT AGENT

A beautifully presented home in a sought after elevated position offering wonderful panoramic views towards the North of the island.

The property offers in the region of 4,500 square feet of versatile accommodation with an excellent balance of living and bedroom space. An additional leisure suite housing an indoor pool and sauna with a versatile office space above which takes advantage of the wonderful panoramic views.

School catchment: Castel Primary and Les Beaucamps High.

## Key facts



- A superb 4 bedroom family home
- Central location in easy reach of west coast beaches
- Wonderful elevated site with panoramic views
- Leisure suite with indoor pool
- Spacious, flexible accommodation

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 cooper  
brouard

GUERNSEY'S ESTATE AGENT











## Entrance hall

### LOWER GROUND FLOOR

#### Store room

8'6 x 7'9 (2.6m x 2.4m)

Hotpoint fridge and Zanussi freezer

#### Plant room

7'9 x 4' (2.4m x 1.2m)

#### Garage

16'4 x 16' (5m x 4.9m)

Up and over door.

### GROUND FLOOR

#### Entrance hall

23' x 6'4 (7m x 1.9m)

Stairs to lower ground floor.

#### Kitchen/living room

39'6 x 13'6 (12.1m x 4.1m)

The kitchen is fitted with a range of units with work surface incorporating a 1½ bowl sink with integrated drainer and mixer tap.

#### APPLIANCES

- De Dietrich oven
- Panasonic integrated microwave
- oil fired Aga
- American style fridge and freezer drawer
- Miele dishwasher

#### Conservatory

38'3 x 13' (11.7m x 4m)

Timber construction. Fireplace with Living Flame gas fire.

#### Utility

17'5 x 7'6 (5.3m x 2.3m)

Steps down to

#### Separate wc

6'9 x 5'7 (2m x 1.7m)

White two piece suite.

#### Study/hobby room

11'7 x 11'6 (3.5m x 3.6m)

Fitted storage.

#### Dressing room

19'7 x 13' narrowing to 8'2 (6m x 4m, 2.5m)

Fitted with a comprehensive range of wardrobes and drawers.

#### Bedroom 2

15'7 x 12'7 (4.7m x 3.9m)

#### En suite shower room

7' x 7' (2.1m x 2.1m)

Fitted three piece suite comprising large walk-in shower cubicle, basin and wc.

#### Bedroom 1

16'4 x 13'6 (5m x 4.1m)

Fitted bedroom furniture. Lovely views over the North of the island and East coast.

#### Dressing room

7' x 7' (2.1m x 2.1m)

Fitted wardrobes and drawers.

#### En suite shower room

8'4 x 6'8 (2.6m x 2m)

White three piece suite comprising large walk-in shower cubicle, basin and wc. Fitted storage.

### FIRST FLOOR

#### Lounge

22'6 x 19'3 (6.8m x 5.9m)

Feature fireplace with Living Flame gas fire. Balcony overlooking the conservatory. Panoramic views to the North and West.

#### Snug/study

12'4 x 8'7 (3.8m x 2.7m)

#### Bedroom 3

14'4 x 12' (4.4m x 3.7m)

Fitted wardrobes

#### Bedroom 4

13'3 x 11' (4.1m x 3.4m)

Fitted wardrobes

#### Bathroom

10' narrowing to 6' x 7' (3.1m, 1.8m x 2.1m)

Fitted white four piece suit comprising bath, shower cubicle, basin and wc.

### EXTERIOR

The property is approached over a paved drive over which La Cchette enjoys a full right of way over, the drive continues to provide ample parking and access to the double garage.

To the front is a walled kitchen garden.

To the rear the garden is laid to patio with numerous secluded seating areas with mature raised beds.

#### Leisure complex

Swimming pool, sauna, shower and wc.

#### Office/study

Stunning views over the North and West.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity, water and drainage, oil central heating, uPVC double glazing.

**Finding the property:** Travelling down Rohais de Haut take the first right into Rue de la Cache, the property is located at the end of the second drive on the left hand side.

**Perry's ref:** 16 A4

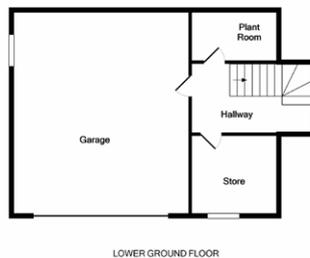
**what3words:** inseparable.chess.particulars

**TRP:** 541

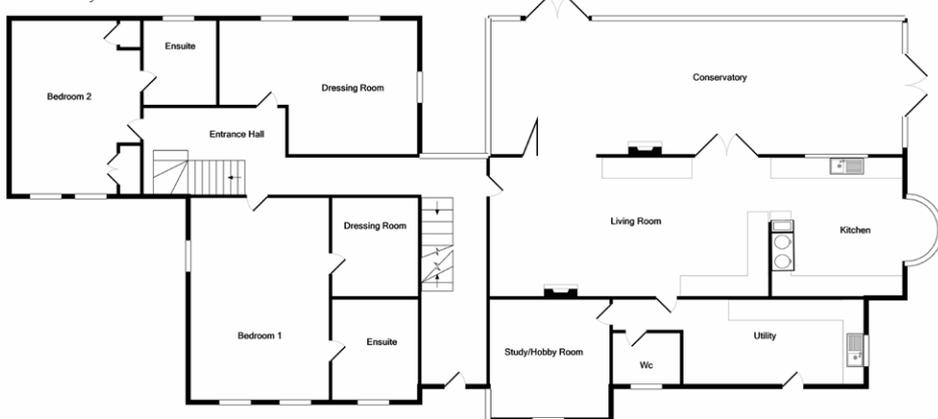
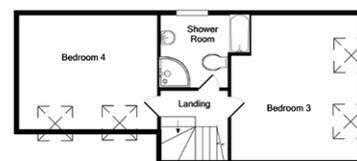


Mapping / Aerial Photography Copyright (C) States of Guernsey 2020

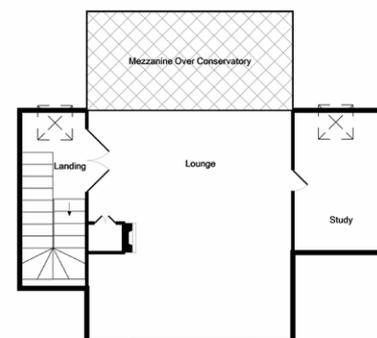
### Floorplans



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

### CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Lucie



Harry



Charlie



Emma



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com

