



Willow Hey

Route des Sages, St Pierre du Bois GY7 9DG

£2,100,000

OPEN MARKET

A superbly presented detached property situated on a substantial plot enjoying a rural outlook from both front and rear elevations.

Large windows allow plenty of light to the well-proportioned rooms which have been neutrally decorated providing an excellent canvas. All four bedrooms are doubles with fitted bedroom furniture and fully tiled en suites with the 4th bedroom (ground floor) together with the sitting room and study potentially offering space to accommodate a relative if required. A wonderful family home close to west coast bays and St Peter's village shops.

School catchment: La Houquette Primary & La Mare de Carteret High

Key facts



- Wonderful family home
- All four bedrooms with en suites
- Large plot with extensive gardens
- Double garage with gym/workshop
- Sought after rural location

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



**cooper
brouard**

GUERNSEY'S ESTATE AGENT

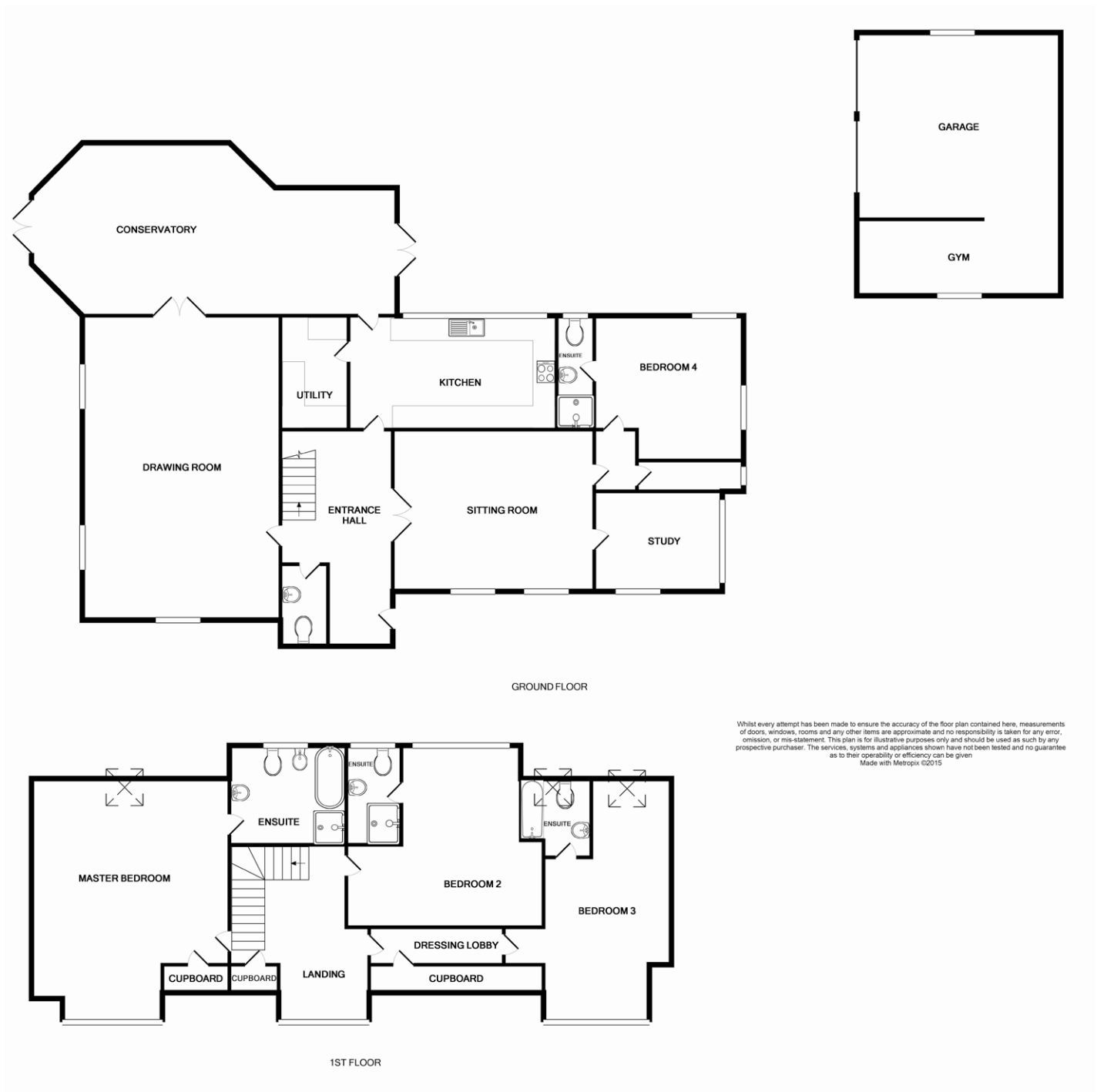








Floorplan



Entrance Hall

19' x 4'6 (5.9m x 1.4m) opening to 10' (3.1m)

Oak staircase to first floor.

Cloak Room

7'4 x 4'2 (2.2m x 1.3m)

Two piece suite comprising basin and wc with concealed cistern. Full decorative tiling.

Drawing Room

27' x 17' (8.3m x 5.2m)

Real Flame gas fire.

Sitting Room

18' x 14' (5.5m x 4.3m)

Study

11'6 x 8' (3.5m x 2.4m)

Lobby

5'7 x 4'1 (1.7m x 1.2m)

Bedroom 4

13'4 x 12'3 (4.1m x 3.7m)

Fitted furniture.

En Suite Shower Room

9'9 x 3'10 (3m x 1.2m)

Three piece Villeroy & Boch suite comprising shower cubicle, vanity unit and wc with concealed cistern. Full decorative tiling.

Returning to the entrance hall and door to:

Kitchen/Breakfast Room

18'7 x 9'11 (5.7m x 3m)

Fitted with a range of floor and wall units with cream laminate door fronts and granite worksurfaces incorporating sink with waste disposal. Breakfast bar. Stainless steel splashbacks. Tiled floor.

APPLIANCES

- Siemens twin electric oven
- Combination oven
- Siemens plate warmer
- Miele refrigerator
- De Dietrich induction hob with stainless steel and glass extractor fan

Utility

7'3 x 6'

Fully fitted with a range of floor and wall units with marble effect worksurfaces incorporating stainless steel sink. Tiled splash backs. Airing cupboard housing a hot water cylinder and Boulter oil fired central heating boiler.

APPLIANCES

- Miele freezer
- Miele washing machine
- Bosch tumble dryer

Conservatory

32'8 x 11' (9.7m x 3.4m) opening to 15'3 (4.6m)

FIRST FLOOR

Landing

16'3 x 15' (4.9m x 4.6m) maximum overall, reducing to 8'3 (2.5m)

Bedroom 1

20'7 (6.3m) into bay window x 17' (5.2m)

Valley views. Fitted furniture.

En Suite Bathroom

9'10 x 8'8 (3m x 2.7m)

White Villeroy & Boch suite comprising bath, shower cubicle, vanity unit, wc with concealed cistern and bidet.

Bedroom 3

Dressing lobby

12'5 x 3'5 (3.8m x 1m)

Bedroom 4

20'3 (6.2m) into bay window x 11'6 (3.5m) overall

Fitted furniture.

En Suite Bathroom

6'10 x 6'4 (2.1m x 1.9m)

White suite comprising bath with shower over and wc. Full decorative tiling.

Bedroom 2

16' (4.9m) into bay window x 15'4 (4.7m) overall.

Rural views. Fitted furniture.

En Suite Shower Room

8'3 x 4'10 (2.5m x 1.5m)

Villeroy & Boch white suite comprising shower cubicle, wash basin and wc. Full decorative tiling.



Mapping / Aerial Photography Copyright (C) States of Guernsey 2021

EXTERIOR

The property is approached off the road through an electrically operated gate which opens onto a large tarmac drive and parking area.

Double Garage

23'7 x 18'1 (7.2m x 5.5m)

Gym/Workshop

18'1 x 9'9 (5.5m x 3m)

Directly outside the kitchen is a sheltered and private terrace perfect for entertaining with access to the conservatory. The remainder of the garden is lawned and dotted with mature trees and shrubs. Vegetable garden.

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

Services: Mains electricity, water and drainage. Oil central heating. Bottle gas for the fire. Some electric underfloor heating.

Perry's ref: 27 E1

what3words: rectangles.elite.doubtful

Cadastre No: F00600B000

Housing Ref: H. 20

CONTACT OUR OPEN MARKET TEAM



Ross



Karen



James



Jack



Charlie



Emma



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

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



These particulars are supplied on the understanding all negotiations 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.