



# Bunbury Cottage

Calais Lane, St Martin's GY4 6AS

£595,000

LOCAL MARKET

SOLE AGENT

This charming, detached traditional home enjoys an idyllic location close to the east and south coast cliff paths of St Martin's and offers surprisingly spacious accommodation of great character.

The property has parking, a very easily managed courtyard garden and has been lovingly maintained by the current owners. A lovely house in a fabulous location.

School catchment: St Martin's Primary and Les Beaucamps High.

## Key facts



- Charming detached traditional home
- Close to East and South cliff Paths
- Great character throughout
- 3 beds, 2 receptions, parking
- Private sunny courtyard garden

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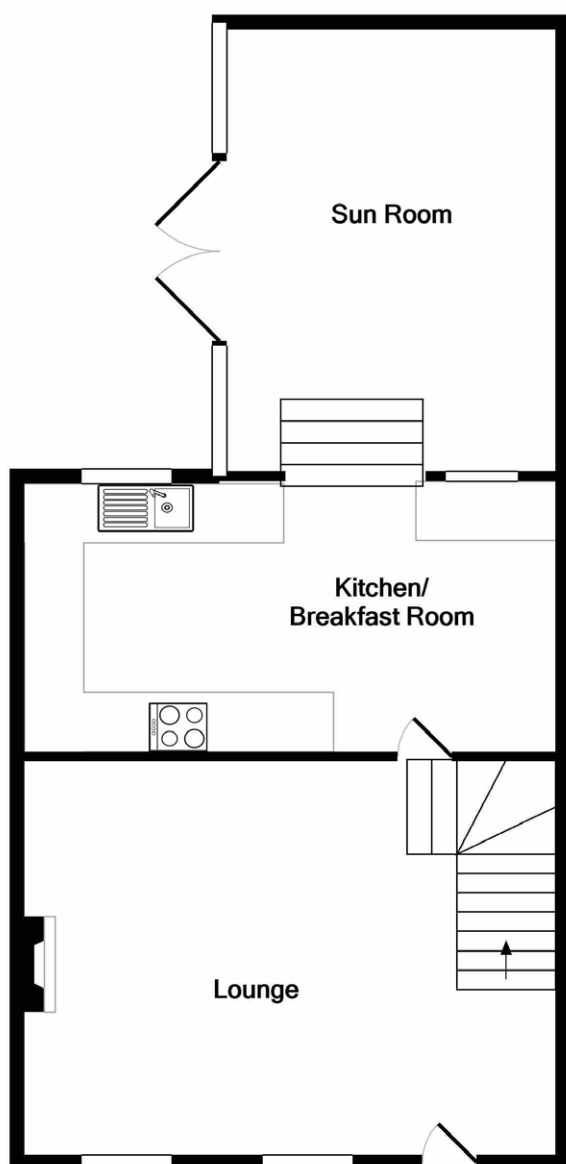
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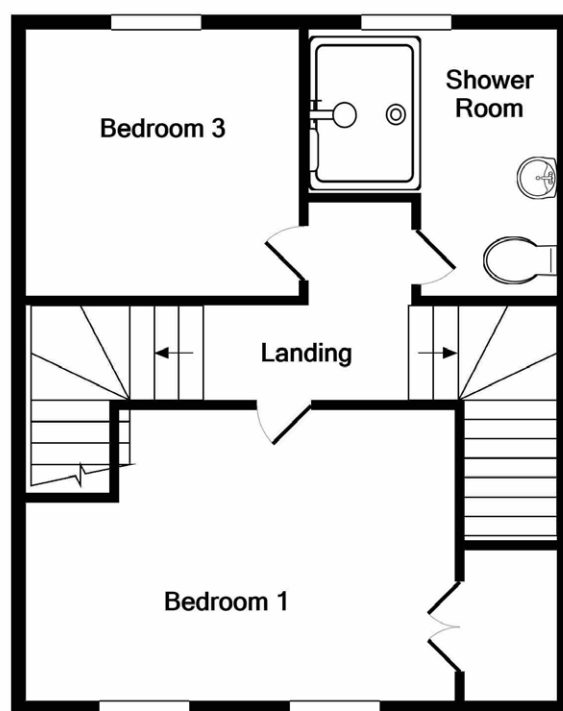




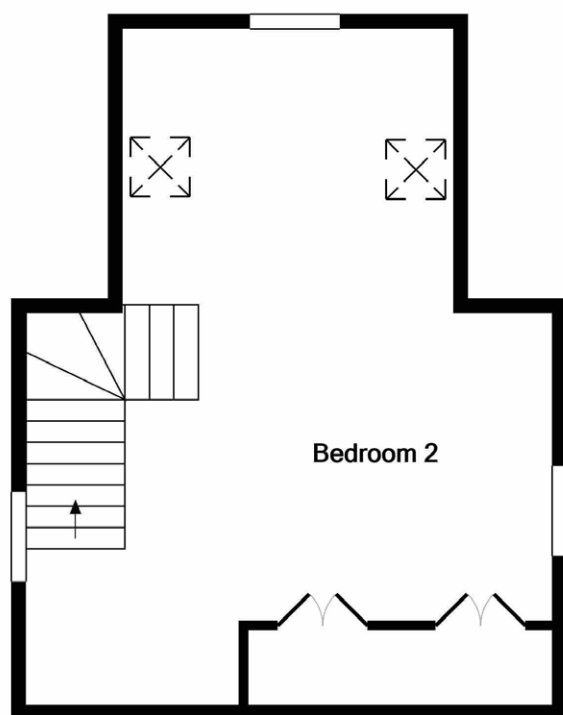




GROUND FLOOR



1ST FLOOR



2ND FLOOR

## Lounge

5'6" x 13' (4.7m x 4m)

Cast-iron solid fuel stove on a granite hearth.

## Kitchen/breakfast room

18' x 9' (5.4m x 2.7m)

### APPLIANCES:

- Neff electric double oven
- Four-ring gas hob
- Extractor hood
- Bosch dishwasher
- Indesit integrated fridge/freezer
- Neff washing machine
- Miele tumble dryer.

## Sun room

15' x 9' (4.5m x 2.7m)

## FIRST FLOOR

### Bedroom 1

11' x 9'9" (3.4m x 3m)

### Bedroom 2

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

## Bathroom

## SECOND FLOOR

### Spacious Attic Bedroom 3

23' (7m) max x 15'7" (4.7m) narrowing to 10'10" (3.3m) into low eaves.

## EXTERIOR

The property is approached over a pedestrian path from the road to the front of the house. To the rear and side of the property is an enclosed and extremely private south facing courtyard measuring 15' x 10' (4.5m x 3.1m) approx. with wooden deck. External steps lead up to a brick paved parking area measuring 21' x 15' (6.4m x 4.5m) approx. with small wooden storage shed.

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

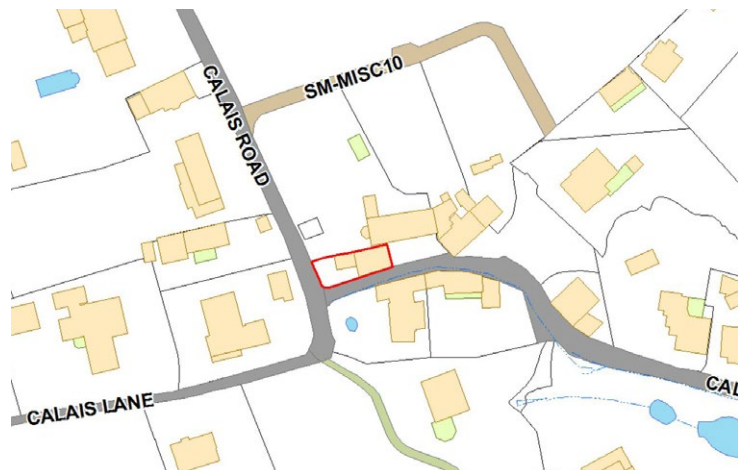
**Services:** Mains electricity and water, cesspool drainage, gas central heating, uPVC double glazing.

**Finding the property:** Bunbury Cottage makes the corner of Calais Road and Rue de Calais, close to the northern end of Gypsy Lane.

**Perry's ref:** 31 F2

**Perry's ref:** imagined.fiction.alarm

**TRP:** 147



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