



# Tsavo Lodge

Rue de la Couture, Torteval GY8 0LA

£895,000

LOCAL MARKET

SOLE AGENT

Situated in a sheltered and secluded off-road location in the rural parish of Torteval.

This modern detached bungalow offers superb, split level reception rooms and an attractive south facing swimming pool terrace. There is plenty of natural light throughout the spacious accommodation. With lovely walks through the lanes on the doorstep this is a comfortable and well-appointed home in a sought after location.

School catchment: La Houquette Primary and Mare de Carteret High

## Key facts



- Modern detached bungalow
- Secluded off road position
- Swimming pool and lawned gardens
- Parking and garage
- Rural and tranquil home

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GUERNSEY'S ESTATE AGENT







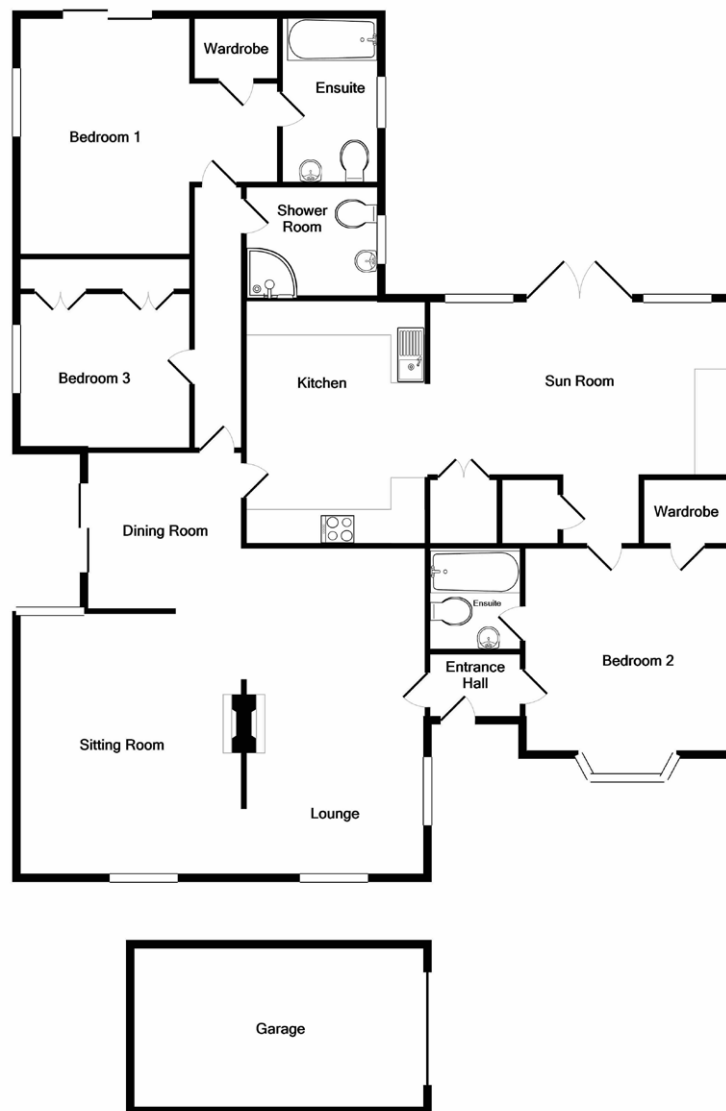








## Floorplan



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## Entrance hall

5'2 x 4' (1.6m x 1.2m)

## Lounge

19'4 x 9'5 (5.9m x 2.9m)

## Sitting room

15'4 x 11'4 (4.7m x 3.5m)

## Dining room

9'9 x 9'3 (3m x 2.8m)

## Kitchen

13'4 x 10'8 (4.1m x 3.3m)

### APPLIANCES

Miele fridge, Bosch freezer, Miele oven, Miele hob, extractor fan and AEG dishwasher

## Sun room

13'4 x 10' (4.1m x 3.1m)

### APPLIANCES

Drinks fridge, Miele washing machine and Miele dryer

## Bedroom 2

12'3 x 12'2 (3.7m x 3.7m)

## Ensuite bathroom

6'2 x 5'6 (1.9m x 1.7m)

## Inner hall

15'6 x 2'9 (4.7m x 0.8m)

## Bedroom 1

12' x 11'2 (3.7m x 3.4m)

## Ensuite bathroom

6' x 10' (1.8m x 3.1m)

## Bedroom 3

11'3 x 9'4 (3.4m x 2.9m)

## Shower room

8' x 6'7 (2.4m x 2m)

## EXTERIOR

The property is approached off the lane over a private drive and onto a tarmac drive providing parking for 5 cars in front of the garage 17'6 x 9'6 (5.4m x 2.9m)

There is access down the side of the house through a metal gate to the rear garden measuring approximately 60' x 35' with a solar panelled heated swimming pool measuring 24' x 11'. Paved terraces, small lawns with well-established and colourfully planted borders and attractive brick paved barbecue and seating area.

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

**Services:** Mains electricity and water, cesspit drainage, electric heating, uPVC double glazing. The swimming pool is heated by solar panels situated on the garage roof.

**Finding the property:** From St Peter's Church drive down through Les Sages and follow the main road uphill (past the goats). Turn left into Rue de la Couture on the brow of the hill and the entrance to the property is approximately 100 yards along on the left hand side.

**Perry's ref:** 26 D2

**what3words:** secular.turkey.snuggly

**TRP:** TRP 234

## CONTACT OUR LOCAL MARKET TEAM



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