



Casablanca

Les Hubits, St Martins, GY4 6LU

£2,000,000

OPEN MARKET

A substantial detached family home located between St Martins village and Town with the option to accommodate a relative within a very comfortable 2 bedroom wing.

There is enough space for everyone to work and relax with the main hub of the house being the kitchen/dining/living room which overlooks the enclosed and private south facing rear garden. There are 8 bedrooms with the principal bedroom enjoying the use of its own private sitting room, dressing area and large bathroom. All in all a sizeable and versatile property which will allow for many family arrangements.

School catchment: St Martins primary, Les Beaucamps High

Key facts



- Substantial family home (7340 sq ft)
- 8 bedrooms including an excellent principal suite
- Close to both Town and St Martins village
- Versatile accommodation – option 2 bed wing
- Secure and private south facing garden
- Ample parking on in and out drive

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GUERNSEY'S ESTATE AGENT

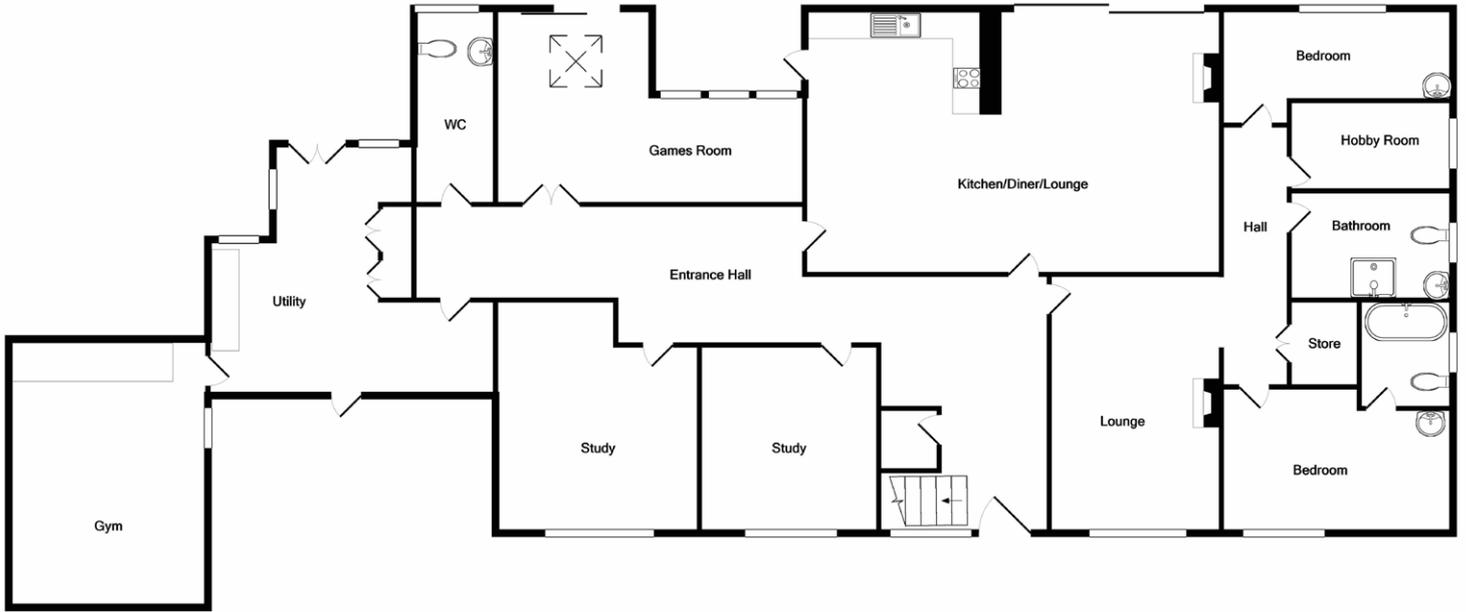








Floorplan



GROUND FLOOR



1ST FLOOR

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Entrance Hall

15'2 x 7'9 + 21'9 x 3'5 wide arch to 21'2 x 2'11
(4.6m 2.4m + 6.6m x 1m wide arch to 6.4m x .64m)

Kitchen/Dining Living Room

28' x 25'2 (8.53m x 7.7m)
Raised fireplace with multifuel stove. Hexagonal lectern bar.
The kitchen area comprises Oak units incorporating a double bowl Belfast sink.

APPLIANCES

Bosch dishwasher , Rangemaster gas cooker , Stainless steel extractor and Samsung American style fridge freezer.

Gym

18'5 x 11'7 (5.6m x 3.6m)

Games room

18'3 x 10'5 + 16'7 x 11'11 (5.6m x 3.2m + 5m 3.7m)

Study 1

17'3 x 13'9 (5.2m x 4.2m)

Study 2

11'3 x 10'2 (3.4m x 3.1m)

Sitting Room

18' x 13'8 (5.5m x 4.2m)
Raise feature granite fireplace

Side hall

14'7 x 3'3 (4.5m x 1m)

Bedroom 7

11'1 x 10'1 (3.4m x 3.1m)

Ensuite bathroom

5' 8 x 5' (1.7m x 1.5m)

Shower room

7'7 x 4'11 (2.3m x 1.5m)

Hobby room

8'8 x 7'8 (2.7m x 2.4m)

Separate WC

10'6 x 6'9 (3.2m x 2m)

Utility room

11'6 x 5'3 + 24'8 x 7' (3.5m x 1.6m + 7.5m x 2.1m)

APPLIANCES

Hotpoint washing machine , Bosch Varioperfect dryer and Hotpoint Experience dryer.

Bedroom 8

5'6 x 2'11 + 5'9 x 11'2 (1.7m x .64m + 1.8m x 3.4m)

FIRST FLOOR

Landing

Bedroom 2

14' x 13'10 (4.3m x 4.2m)

Ensuite WC

5'11 x 5'8 (1.8m x 1.7m)

Bedroom 3

4'5 x 3'5 + 11'2 x 9'10 (1.4m x 1m + 3.4m x 3m)

Shower room

7'3 x 5' (2.2m x 1.5m)

Study

8'9 x 7'9 (2.7m x 2.4m)

Bedroom 4

5'3 x 2'11 + 10'1 x 11'2 (1.6m x .64m + 3.1m x 3.4m)

Ensuite WC

5'8 x 4'11 (1.7m x 1.5m)

Family bathroom

11'2 x 3'4 + 9'1 x 9'11 (3.4m x 1m + 2.8m x 3m)
6 piece white suite

Separate WC

5' x 5' (1.5m x 1.5m)

Bedroom 5

4'2 x 8'3 + 12'8 x 8'10 (1.3m x 2.5m + 3.9m x 2.7m)

Bedroom 6

10' x 9'10 + 9'8 x 9' (3.1m x 3m + 3m x 2.7m)

Bedroom 1. Suite comprising :

*Sitting room

10' x 4'8 + 17'10 x 14'2 (3.1m x 1.4m + 5.4m x 4.3m)

*Ensuite bathroom

11' x 10'11 (3.4m x 3.4m)

6 piece white suite

*Bedroom
23' x 13'10 (7m x 4.2m)
*Dressing area
14'2 x 7'2 (4.3m x 2.2m)

SECOND FLOOR

Landing
11'4 x 12' (3.5m x 3.7m)

Attic room
13'7 x 12' (4.2m x 3.7m)

Attic room
7'3 x 7'6 (2.2m x 2.3m)

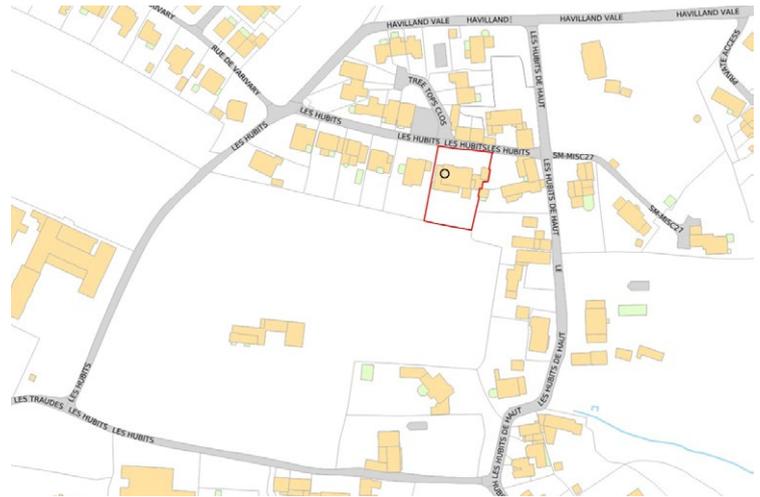
EXTERIOR

Front

Wooden gate with pedestrian side gate open to a tarmacadam in and out drive provides parking for several cars. Oil tank concealed behind wooden fencing. Access along the right hand side gable to the rear garden.

Rear

Fixed gravel path behind the property with steps up between raised beds to the lawned garden. Sheltered BBQ area to the east of the property and pergola covered walkway with herb bed to the side to two wooden garden sheds. The sheltered garden is south facing and enclosed by high fencing and mature shrubbery beds.



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

Services: Mains electric, gas, water and drainage. Oil central heating.

Finding the property: With St Martin's church on your left drive towards Les Traudes, turn left past Greenacres and at the T junction turn right into Les Hubits and Casablanca is 6th on the right hand side.

Perry's ref: 25 E5

TRP: 682 (7340 sq ft)

what3words: banknote,gazebos,atop

CONTACT OUR OPEN MARKET TEAM



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