



Mentone House and Mentone Cottage

L'Abbaye, Vale GY3 5SF

£1,200,000

LOCAL MARKET

SOLE AGENT

LISTED

Cooper Brouard are delighted to offer Mentone House and Mentone Cottage to the market.

Conveniently situated nearby to the L'Islet amenities and surrounding beaches and walks of the area, this substantial home – which needs complete renovation throughout – offers someone the opportunity to create a super property with two bedroom cottage attached. The main listed building comprises three floors with a large extension to one side – please note, this extension needs completely recreating due to the extensive damage throughout this section of the property and fire damage in other areas. Suitable for cash buyers only.

School catchment: Vale Primary and St Sampson's High

Key facts

-  Currently comprising 5 beds in main house and 2 bed cottage.
- Renovation opportunity
- Potential to create a substantial family home
- Separate two bedroom cottage
- Ample parking
- Desirable location close to nearby amenities, beaches and L'Anresse Common
- Site of just under 3 acres

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GUERNSEY'S ESTATE AGENT











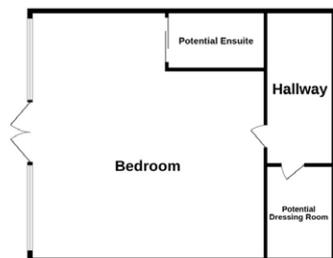




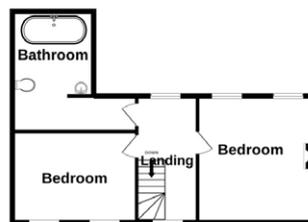


House Floorplan

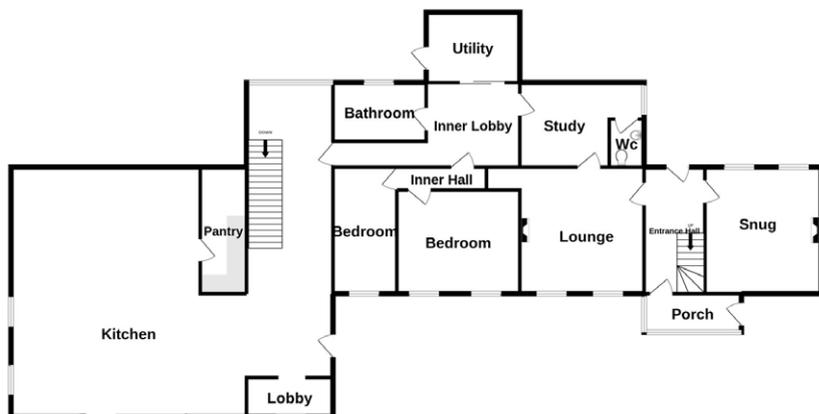
BASEMENT



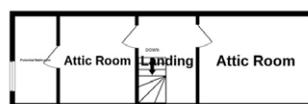
1ST FLOOR



GROUND FLOOR



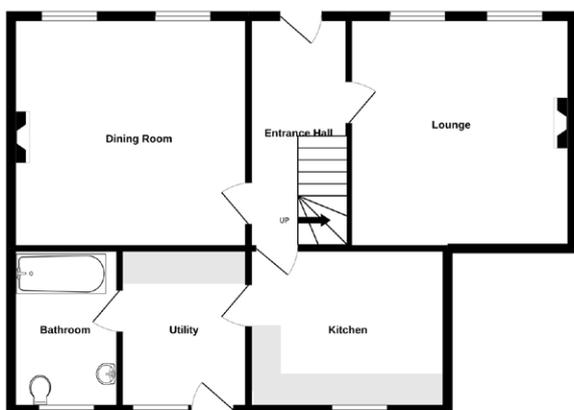
2ND FLOOR



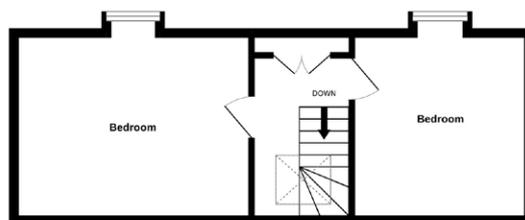
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Cottage Floorplan

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2022

Mentone House

Porch

Entrance hall

14' x 6'7 (4.3m x 2m)

Snug

14' x 12'8 (4.3m x 3.9m)

Lounge

14' x 13'9 (4.3m x 4.2m)

Study

10'6 x 10'4 (3.2m x 3.2m)

Separate WC

Inner hall

Inner lobby

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

Bathroom

10' x 6'6 (3.1m x 2m)

Utility

10'9 x 7'6 (3.3m x 2.3m)

Hall

32'8 x 9'6 (9.9m x 2.9m)

Kitchen (Needs complete renovation)

26'5 x 25'6 (8m x 7.8m)

Pantry

FIRST FLOOR

Landing

Bedroom

14' x 13'8 (4.3m x 4.2m)

Bedroom

13'6 x 10'3 (4.1m x 3.1m)

Bathroom

9'6 x 8'10 (2.9m x 2.7m)

SECOND FLOOR



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Landing

Attic room 1

12'6 x 9'5 (3.8m x 2.9m)

Attic room 2

9'5 x 7'6 (2.9m x 2.3m)

Attic room 3

9'5 x 5' (2.9m x 1.5m)

Fire damaged. Potential ensuite.

LOWER GROUND FLOOR

Bedroom suite

(Needs complete renovation)

26'6 x 26' + 10'3 x 7'7

(8m x 7'9m + 3.1m x 2.3m)

Water damaged. Potential bedroom, ensuite and dressing room.

Mentone Cottage

Entrance hall

Lounge

14' x 13'5 (4.3m x 4.1m)

Dining room

14'2 x 14' (4.4m x 4.3m)

Kitchen

11'9 x 9'9 (3.6m x 3m)

APPLIANCES

- Samsung hob, extractor fan, Cooke & Lewis oven and Beko washing machine.

Utility

10'6 x 7' (3.2m x 2.1m)

Bathroom

10'6 x 5'9 (3.2m x 1.8m)

Bathroom

10'6 x 5'9 (3.2m x 1.8m)

FIRST FLOOR

Landing

Bedroom 1

14'4 x 10'2 (4.4m x 3.1m)

Bedroom 2

10'5 x 10'4 (3.2m x 3.2m)

EXTERIOR

The property is approached off the main coastal road via two driveways – one leading to the main property and one leading to the cottage. The land extensive land wraps around both units with the cottage offering a small patio area to the rear and a garden to the front.

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

Services: Mains electricity metered separately and water which is metered together, cesspit drainage.

Finding the property: From the filter with L'Ancrese Road and Route Millitaire turn onto L'Abbaye and Mentone is the last property on the right before the sharp bend (just before the turning for La Garenne/Cote des Ammareurs)

Perry's ref: 6 B5

what3words: spreads.decoder.those

TRP: House 1035 + Cottage 169. Total 1204 LISTED

CONTACT OUR LOCAL MARKET TEAM



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