



Bottom Flat, Picquerel Cottage

£399,950

Route du Picquerel, Vale GY6 8JA

LOCAL MARKET

JOINT AGENT

An unusual ground floor flat forming part of a converted granite cottage.

The property requires modernising and upgrading throughout and offers large rooms with good storage. Behind the flat there is a double garage which has been part converted to create a sun room with double glazed doors opening on to the lawned garden. With the appropriate planning permission there is scope to fully convert the garage to residential accommodation or alternatively a low maintenance home with a fantastic work shop with power and water already in place. With ample parking provided on gravel driveway viewing is recommended to appreciate all that is on offer.

Key facts



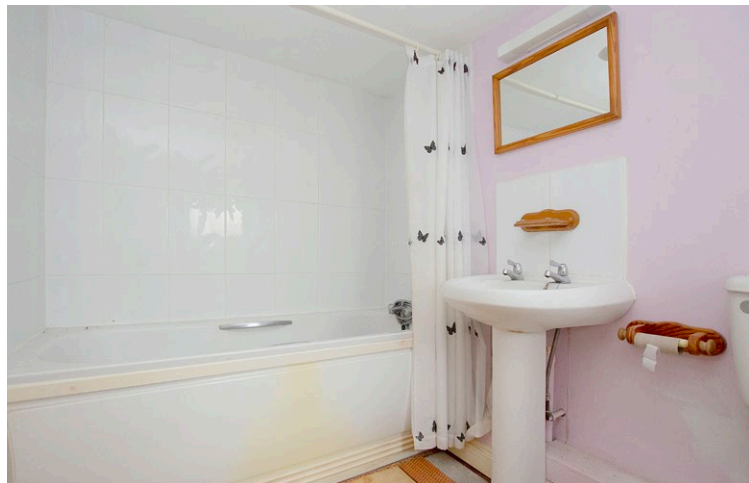
- Requires upgrading and modernisation
- Ample parking and lawned garden
- Close to local amenities
- Large garage with potential for further accommodation
- A short stroll from west coast

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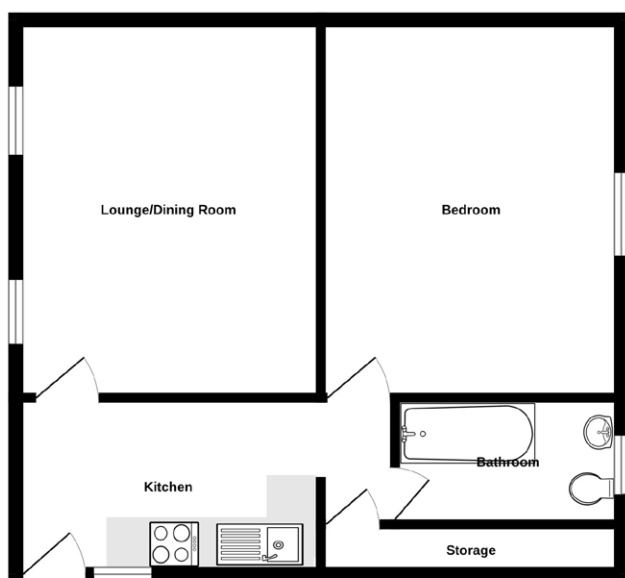




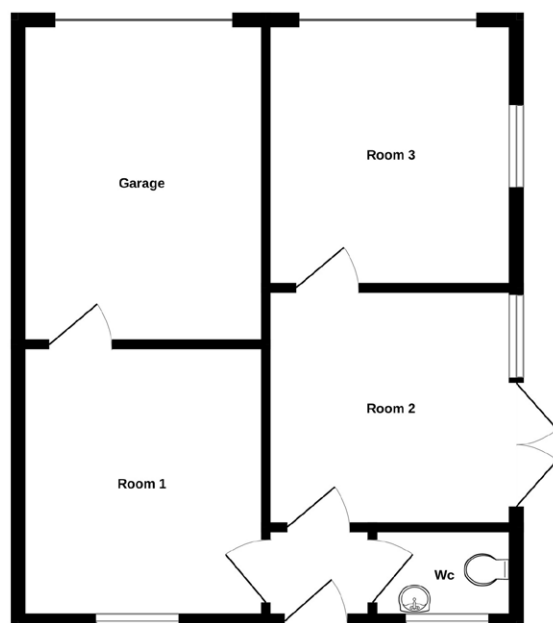


Floorplan

BOTTOM FLAT



GARAGE



Kitchen

12' x 7' (3.7m x 2.1m)

Sitting Room

15' x 12' (4.65m x 3.7m)

Bedroom

12' x 10' (3.7m x 3.1m)

Bathroom

9' x 5' (2.7m x 1.5m)

Garage

12'2 x 9'10 (3.7m x 3m)

Room 1

11' x 9'10 (3.4m x 3m)

Hall

Separate WC

5'9 x 3'6 (1.8m x 1.1m)

Room 2

10'6 x 9'10 (3.2m x 3m)

Room 3

9'10 x 9'3 (3m x 2.8m)

EXTERIOR

The property is approached off the road over a gravel drive providing ample parking for numerous vehicles. Steps up from the kitchen door lead to the west facing patio. The drive continues to the garage and a pedestrian gateway leading to the lawn west facing garden, bounded by walls and timber fencing.

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

Services: Mains electricity, water and drainage, gas fired heating, uPVC double glazing.

Finding the property: With Puffin and Oyster restaurant on your right continue around the coast road, continue past The Salvation Army and it's the 3rd drive on the right with the entrance to the property at the rear of the cottage.

Perry's ref: 33 H1

what3words: nobody.angling.royals

TRP: 132



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