



Coniston

La Grande Rue, St Martin's GY4 6RT

£1,495,000

LOCAL MARKET

SOLE AGENT

A lovely detached cavity built bungalow, superbly situated in the highly desirable centre of St Martin's Village, convenient for all the amenities and with a gate onto school lane giving easy access to the excellent parish school and country lanes.

A lovely spacious bungalow, superbly situated on a beautiful, extensive, and very private garden plot, and with easy & speedy access to all St Martin amenities, and only a 10 minute cycle ride through pretty country lanes, to St Peter Port. With the highly regarded & successful Parish Primary School just a short walk up School Lane, beyond which lie the gorgeous country hinterland of rural St Martin, this is a must see property for everyone, and especially families or those with grandchildren of a certain age.

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

Key facts



- 2 bathrooms (1 ensuite, 1 shower room & WC)
- Great potential to develop and extend
- Detached double garage and workshop
- Just under half an acre in the Village Centre

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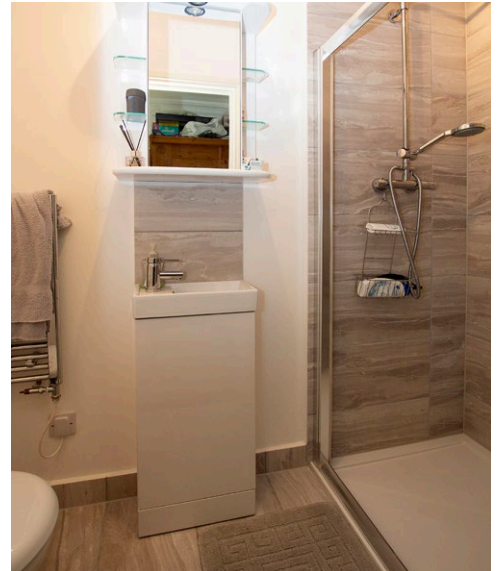


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GUERNSEY'S ESTATE AGENT

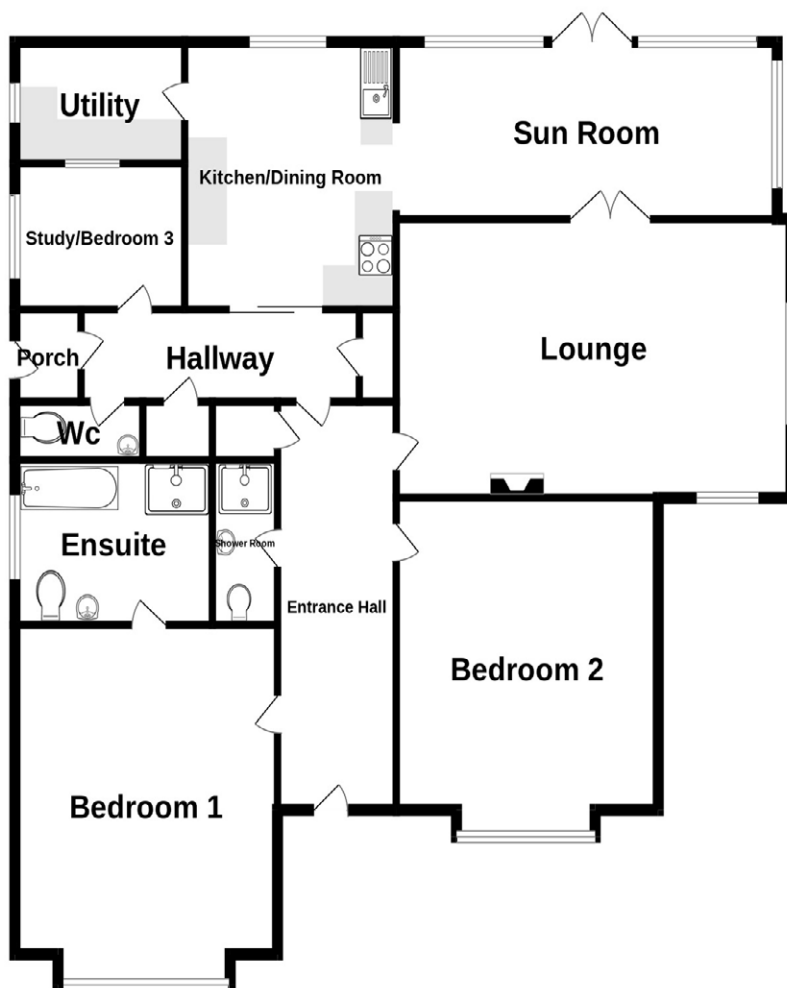
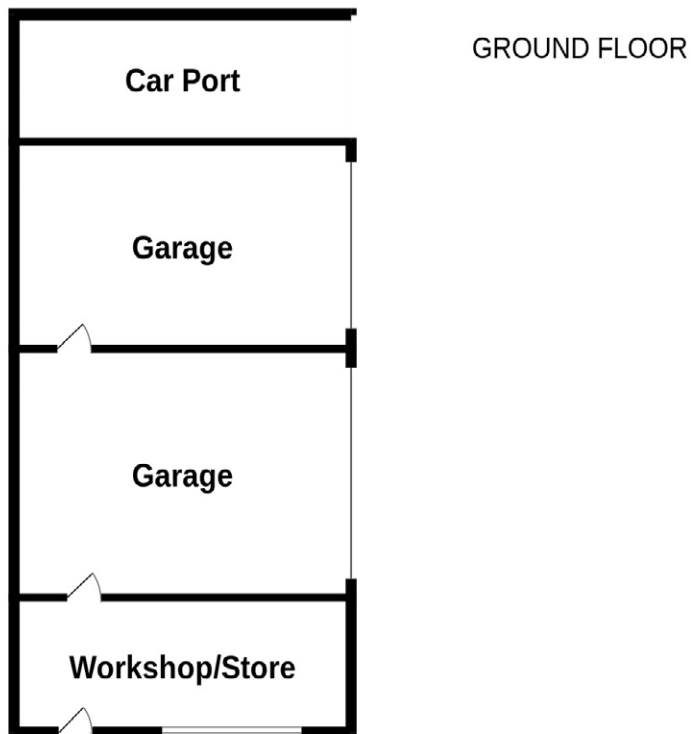








Floorplans



Made with Metropix ©2023

Entrance hall

18' x 6'4 (5.6m x 1.9m)

Lounge

20'4 x 14' (6.2m x 4.3m)

Sun room

21' x 10'5 (6.4m x 3.2m)

Kitchen/Dining room

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

APPLIANCES: Hotpoint Ultima electric double oven and hob, stainless steel extractor, Hotpoint Aquarius dishwasher, Zanussi 6' freestanding fridge and Hotpoint freestanding freezer.

Utility

7'4 x 5'4 (2.2m x 1.6m)

Appliances: Hotpoint washing machine/tumble dryer.

Porch

4'9 x 4'4 (1.5m x 1.3m)

Inner hall

13'4 x 4'3 (4.1m x 1.3m)

Separate WC

6'10 x 2'9 (2.1m x 0.8m)

Study/Bedroom 3

7'8 x 7' (2.4m x 2.1m)

Single bedroom.

Bedroom 1

16' x 14' (4.9m x 4.3m)

Ensuite bathroom

10' x 8' (3.1m x 2.4m)

Bedroom 2

15' x 14' (4.6m x 4.3m)

Shower room

7'9 x 3'5 (2.4m x 1m)

EXTERIOR

The property is approached over a concrete driveway which leads to the rear and onto the double garage and workshop and parking area, where there is parking for 7 or more vehicles (noting there is space for 3 cars at the front). Immediately off the rear of the property is a small patio area which is enclosed by shrubs and plants.

To the side is an extensive and beautiful southwest facing garden area with mature trees, outbuildings, greenhouses and sheds, and large lawned area and the whole is enclosed by a large wall to the front and further shrubs and trees which creates a very private enclave. To one side of the double garage is a carport which houses the oil tank and allows access to the garden toilet.

Workshop/store

18' x 6'5 (5.5m x 2m)

Garage 1

18' x 12' (5.5m x 3.7m)

Up-and-over door

Garage 2

18' x 10' (5.5m x 3.1m)

Up-and-over door

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

Services: Mains electricity, water and drainage, oil fired central heating, electric underfloor heating in shower room and ensuite bathroom., uPVC double glazing. The double garage has its own electric and drainage and there is a toilet at the back accessed via the car port area.

Finding the property: The property is opposite the Motor Mall showroom in the Grande Rue.

Perry's ref: 30 D1

What3words: satellite.goodies.door

TRP 271 (total 410)

Development Potential

Planning permission has been granted for 2 extensions to the property. The first is for the main house, to extend into the existing roof space to create 3 bedrooms, one with ensuite, a bathroom and a large balcony terrace area, along with separate generous kitchen, utility and living areas to complement an already spacious ground floor.

The second is for the garage complex to provide a dower unit and extensive first floor storage with large windows to provide a light and accessible building. Given the location of the property in the centre of St Martin's village, and the almost half acre plot, there is great scope for development to the existing property and/or instead of it.

Any such schemes would be subject to the necessary planning permission being sought, although in general terms the policies within the Island Development Plan do allow for development on such sites.



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CONTACT OUR LOCAL MARKET TEAM



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