



# La Vieille Maison

£995,000

La Grande Rue, St Martin's GY4 6LQ

LOCAL MARKET

Beautifully presented granite fronted listed property located in the heart of St Martin's Village.

Offering plenty of character throughout this substantial family home is presented in fabulous order including an impressive Shaker style kitchen. Externally there are enclosed gardens providing various seating and dining areas and parking.

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

## Key facts

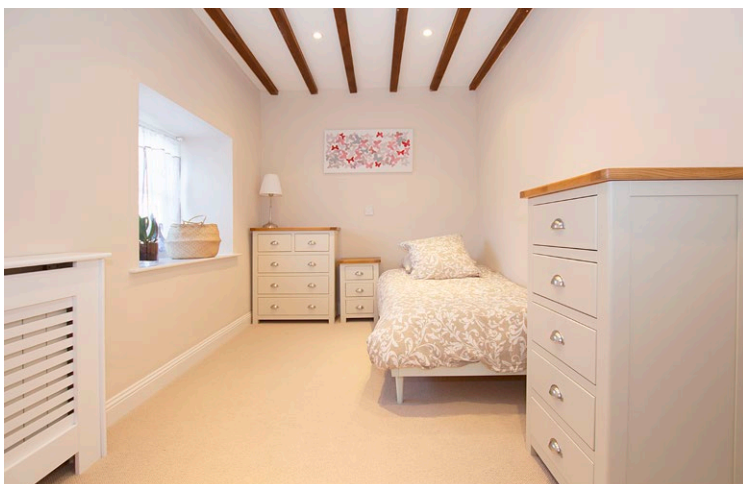
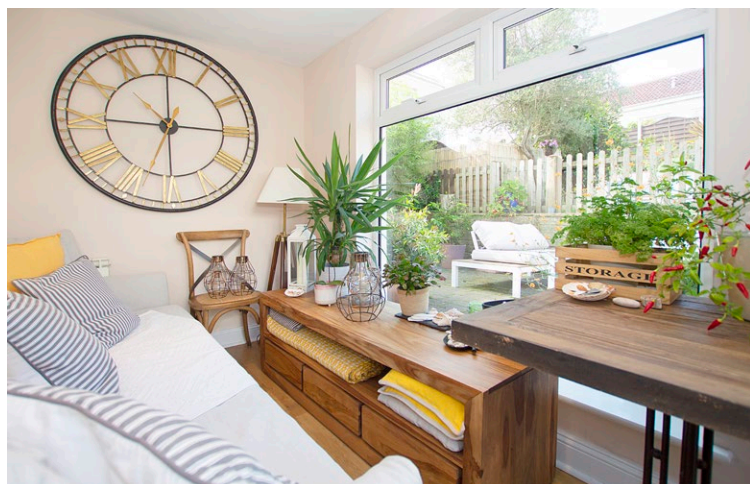
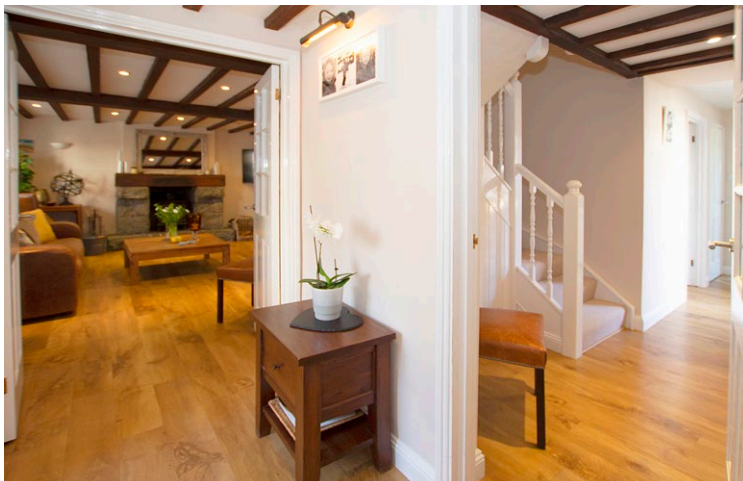


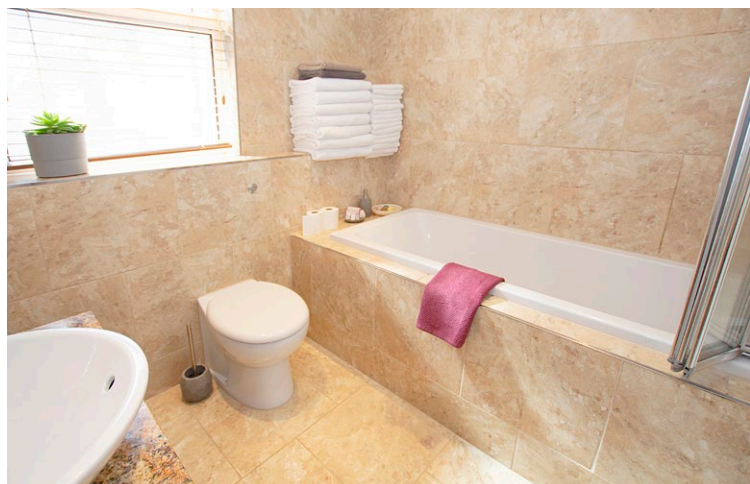
- Attractive granite fronted property
- Excellent range of accommodation
- Enclosed gardens with handy store
- Parking for two cars
- Ideal location in the heart of the Village

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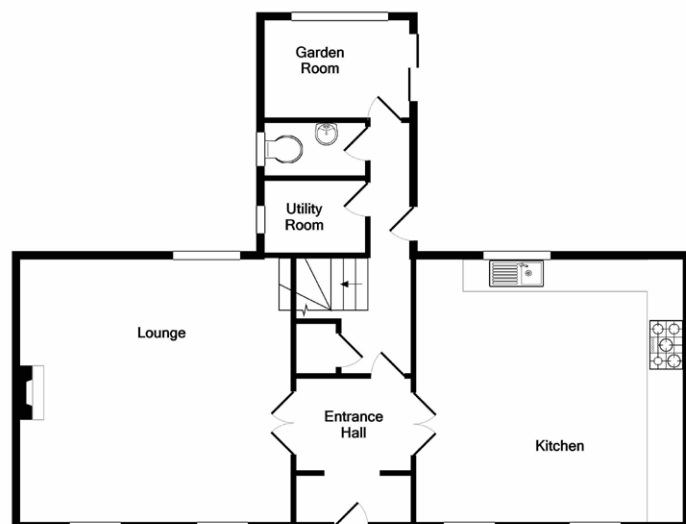




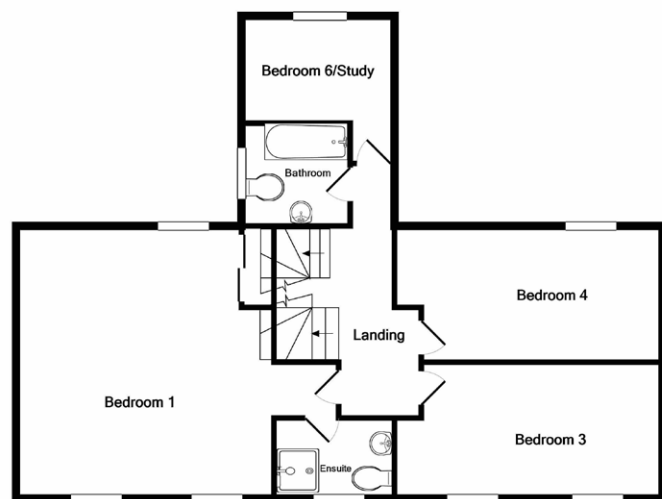


## Floorplan

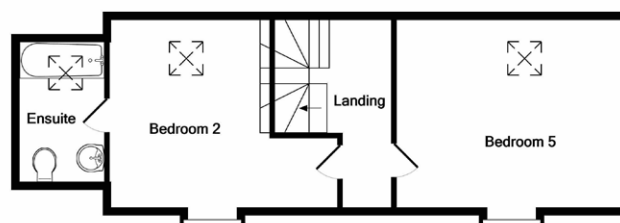
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

## Entrance Lobby

6'7 x 2'7 (2m x 0.9m)

Wooden flooring as laid.

## Inner Hallway

6'5 x 4'5 (2m x 1.4m)

## Lounge

16'4 x 15'6 (5m x 4.7m)

Log burner set in granite fireplace with wooden mantle.

## Kitchen

16'1 x 15'6 (4.9m x 4.7m)

Shaker style kitchen units incorporating Belfast 1 ½ bowl sink and draining board.

### APPLIANCES

- Rangemaster oven with 5-ring gas hob
- Hot plate and extractor fan
- Integrated fridge
- Integrated freezer
- Integrated Smeg dishwasher

## Rear Hallway

16'7 x 2'8 (5m x 0.6m)

## Utility

7'3 x 3'4 (2.2m x 1m)

Fitted floor and wall units. Megaflow hot water cylinder and boiler.

## Separate WC

2'6 x 2'2 (0.7m x 0.6m)

Fitted with a two piece suite comprising wash hand basin and wc. Tiled floor and walls.

## Garden Room

11'3 x 6'6 (3.4m x 2m)

Outlook over garden.

## Stairs to FIRST FLOOR

## Landing

10'6 x 4' (3.2m x 1.2m)

## Bedroom 1

15'6 x 14'6 (4.7m x 4.5m)

Fitted wardrobes.

## En suite shower room

9'2 x 4'4 (2.8m x 1.3m)

Fitted with a three piece suite comprising shower, wash hand basin and WC. Tiled floor and walls.

## Bedroom 2

13'1 x 8' (4m x 2.4m)

## Bedroom 3

13'1 x 7'2 (4m x 2.2m)

## Inner Hallway

6'7 x 3'5 (2m x 1m)

## Bathroom

7' x 7' (2.1m x 2.1m)

Fitted with a three piece suite comprising bath, wash hand basin and WC. Tiled floor and walls.

## Study

11' x 6'5 (3.4m x 2m)

## Stairs to SECOND FLOOR

## Landing

9'5 x 3' (2.9m x 0.9m)

## Bedroom 4

14'9 x 10'4 (4.5m x 3.2m) into eaves

Undereaves storage space.

## Bedroom 5

13'9 x 9'3 x 10'5 (4.2m x 2.8m x 3.2m) into eaves

## En suite bathroom

5'2 x 7'4 (1.6m x 2.2m)

Fitted with a three piece suite comprising bath with shower over, wash hand basin and wc. Tiled floor and walls.

## Exterior

The property is approached off the main road via a pedestrian pathway to the front door, with fore garden bounded to the roadside by a granite wall.

The rear garden has a brick paved patio area bounded by low-height walls and mature plants and hedging with steps leading up to the fully enclosed walled garden with a raised decked area, perfect for Al fresco dining and a further secluded area is laid to Astro-turf and provides a perfect sunbathing spot.



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## Store/Utility

6' x 5'3 (1.8m x 1.6m)

### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

Further section offering great storage.

There is parking for two cars located at the rear of the property where La Vieille Maison has a right of access to get to the parking area.

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

**Services:** Mains electricity and water, main drainage, oil fired central heating, uPVC double glazing.

**Finding the property:** The property is located opposite Luxioso.

**Perry's ref:** 30 C1

**what3words:** queried.coldly.plasmas

**TRP:** 277

## CONTACT OUR LOCAL MARKET TEAM



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