



Manor Farm Cottage

Les Camps, St Martin, GY4 6AD

£815,000

LOCAL MARKET

SOLE AGENT

This well-presented Victorian cottage is situated in a convenient St Martin's location, surrounded by amenities, the local primary school and a bus stop is helpfully positioned just a short walk away.

The accommodation comprises three bedrooms serviced by a four-piece family bathroom, open plan lounge diner and well-equipped kitchen. The rear enclosed garden is laid mostly to lawn with a paved area complete with covered seating area, perfect for alfresco dining. With parking for up to 4 vehicles to the front, this property would suit a host of purchasers.

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

Key facts



- Detached granite cottage
- Well maintained throughout
- Three bedrooms
- Parking 3-4
- Beautiful enclosed rear garden
- Convenient St Martin's location

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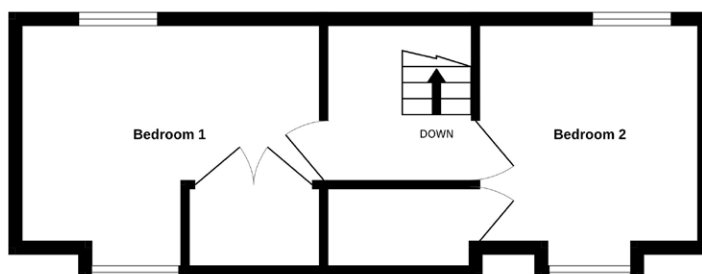
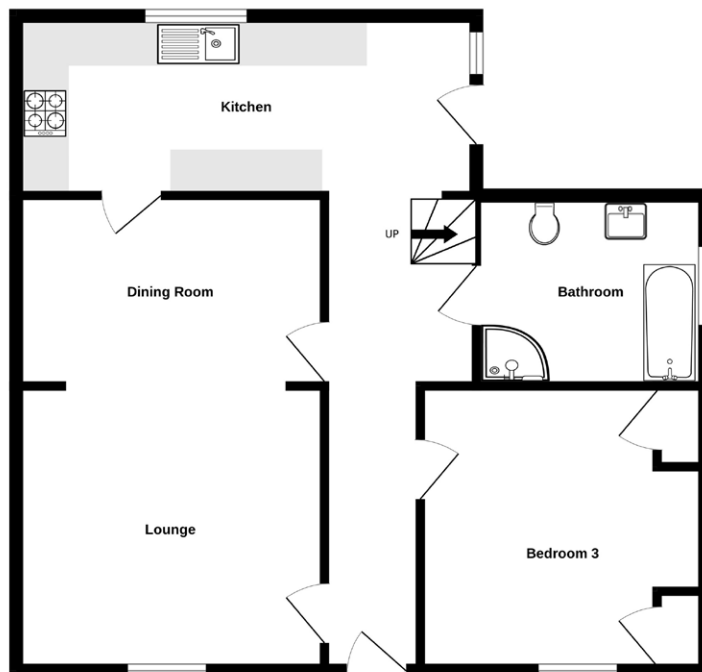
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GUERNSEY'S ESTATE AGENT







GROUND FLOOR



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GROUND FLOOR

Entrance hall

20'10 x 4' (6.3m x 1.2m)

Bedroom 3

12' x 12' (3.7m x 3.7m)

Lounge/ diner

20'6 x 13' (6.2m x 4m)

Kitchen

18'4 x 7'6 (5.6m x 2.3m)

APPLIANCES

- Caple wine fridge
- Neff combi oven
- Neff oven
- Neff 4 ring hob
- Ciarra extractor
- Hotpoint dishwasher
- Fridge freezer

Bathroom

9'6 x 8'6 (2.9m x 2.6m)

FIRST FLOOR

Landing

4'8 x 3'11 (1.4m x 1.2m)

Bedroom 1

14'6 x 10'6 (4.5m x 3.2m)

Bedroom 2

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

EXTERIOR

The property is approached off the road onto a brick paved parking area providing space for up to 4 vehicles. To the rear is an enclosed lawned garden with brick paved section complete with covered seating area. There is also a;

Store/WC

11'8 x 8'8 (3.6m x 2.7m)

APPLIANCES

- Zanussi tumble dryer
- Hotpoint washing machine

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

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

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