



Le Cache

Houmtel Lane, Vale GY3 5LQ

£745,000

LOCAL MARKET

SOLE AGENT

Tucked away on a quiet private road near the scenic walks of Bordeaux, L'Ancrese, and Beaucette, this well-presented detached two-bedroom bungalow offers peace and privacy.

The property features spacious rooms throughout, including a modern, well-equipped kitchen. Outside, you'll find ample parking, a large detached garage/workshop, a greenhouse, a wooden summerhouse, and beautifully enclosed garden with patio.

School catchment: Vale Primary School / St Sampsons High School

Key facts



- An excellent, easily managed home in a lovely location
- Well-presented detached home
- Two spacious bedrooms
- Peaceful location near Bordeaux, L'Ancrese, and Beaucette
- Ample parking with garage / workshop
- Lovely, enclosed garden with patio, greenhouse and wooden summerhouse

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GUERNSEY'S ESTATE AGENT





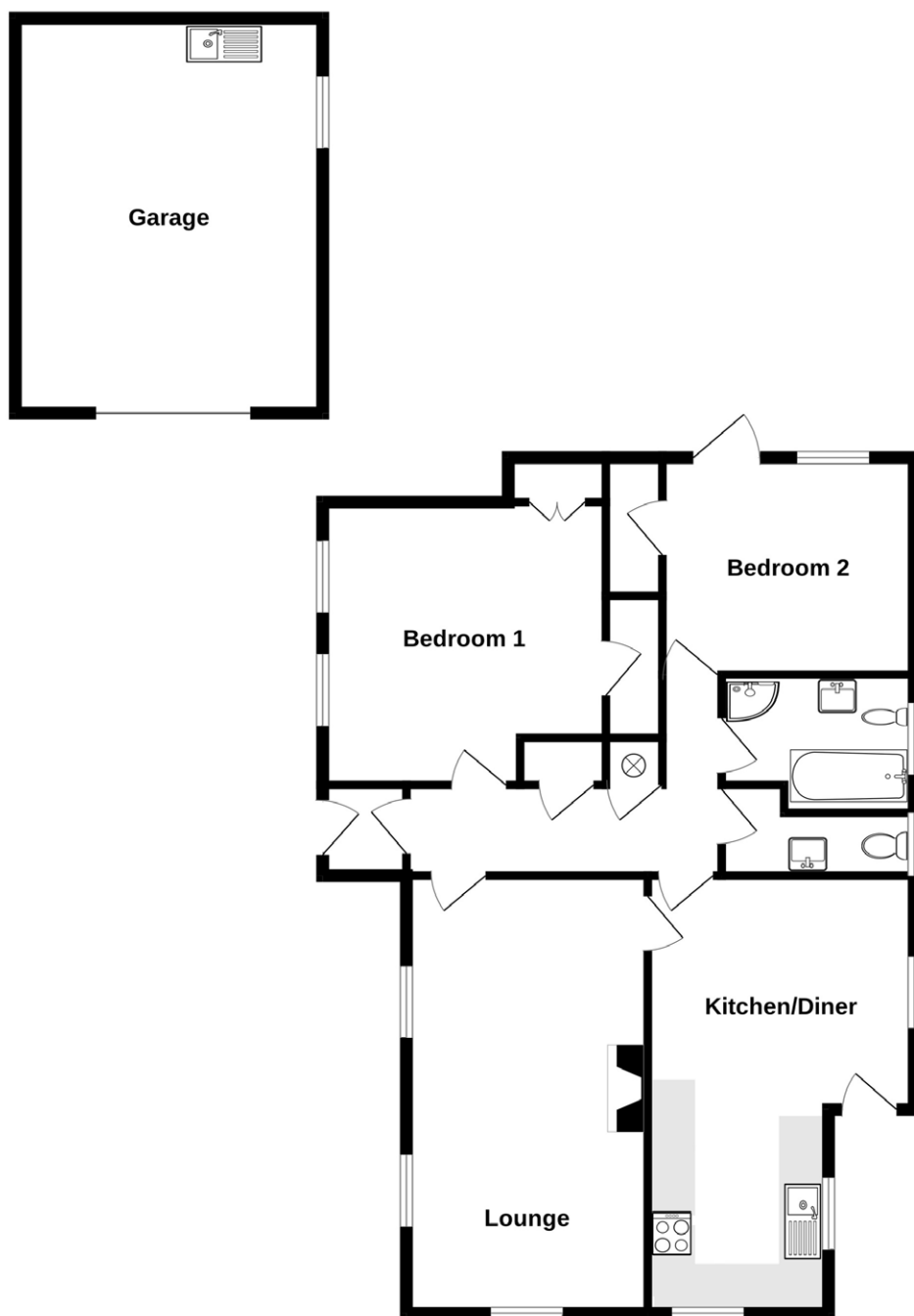






Floorplan

GROUND FLOOR



L-shaped Entrance hall

Lounge

20' x 11' (6m x 3.4m)

Kitchen / Diner

8'10" x 9'4" / 14' x 8'9" (2.7 x 2.9 / 4.3 x 2.7m)

APPLIANCES

- AEG electric oven
- AEG extractor hood
- Belling induction hob
- AEG dishwasher

WC

10 x 3'6" (3.1m x 1.1m)

Bathroom

10 x 6'7" (3.1 x 2m)

Bedroom 1

13' x 13' (4m x 4m)

Fitted walk in wardrobe

Bedroom 2

11'6" x 10'6" (3.5 x 3.2m)

Walk in wardrobe

EXTERIOR

The property is approached off Houmtel Lane on a private drive, shared with two other properties, leading to a tarmac parking area for 5/6 cars. There is access to a detached garage / Workshop 18' x 14' (5.5m x 4.3m) with up and over door.

The enclosed west facing rear garden has mature trees and shrubs, a substantial domestic greenhouse with grape vine, lawn and patio with wooden garden chalet.

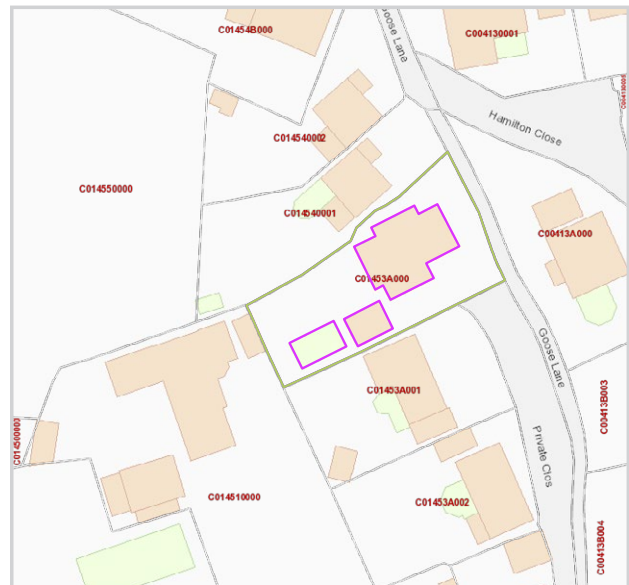
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

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

Perry's ref: 7F4

what3words: eternity.rewarding.tone

TRP: Bungalow 134, Garage 29 and Greenhouse 33



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