



Le Vieux Belial

Rue du Belial, St Saviour's, GY7 9TE

£695,000

LOCAL MARKET

SOLE AGENT

Tucked away on a peaceful lane in the desirable parish of St Saviour's this charming period cottage offers a wonderful opportunity to create a truly special home.

Full of history and character throughout, the property boasts an inviting, homely atmosphere and is full of features throughout.

Although in need of modernisation, the cottage provides huge potential and, subject to relevant permissions, there could be scope to extend dependant on the vision of the next owner.

The current layout includes a kitchen, dining room, lounge, conservatory, bathroom and up to two bedrooms.

Externally, the property further benefits from ample parking plus a single garage and the whole site measures 1 vergee and 10.98 perch.

School catchment: La Houquette Primary School / Les Beaucamps High School

Key facts



- Detached traditional Guernsey cottage
- Offering up to 2 bedrooms
- Scope to renovate and extend subject to permissions
- Ample parking and garage
- Large gardens
- Tranquil location on quiet lane in St Saviour's

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GUERNSEY'S ESTATE AGENT



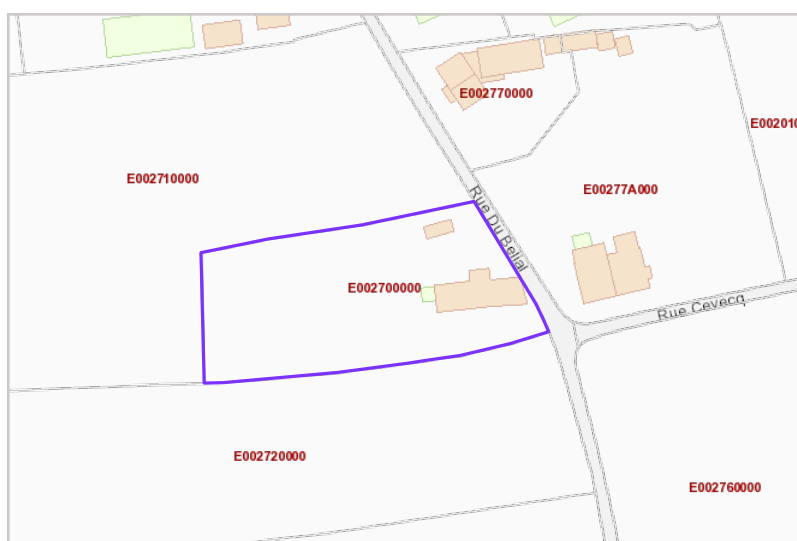
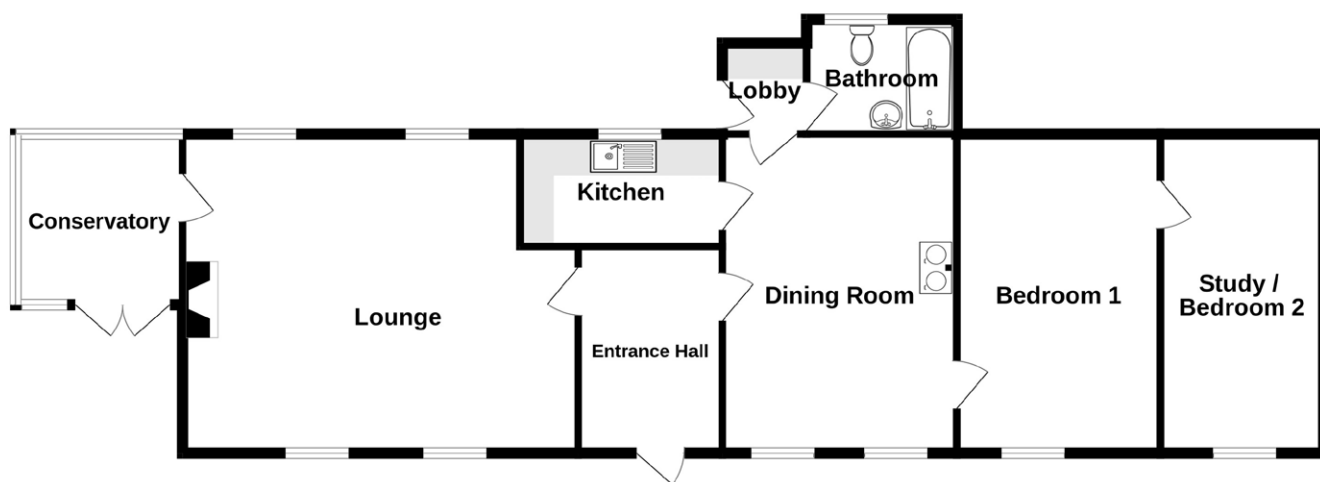






Floorplan

GROUND FLOOR



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Ground Floor

Entrance hall

8'9 x 4'1 (2.7m x 1.2m)

Dining room

14'9 x 12'2 (4.5m x 3.7m)

APPLIANCES

- Range style oven

Kitchen

9'7 x 5'8 (3m x 1.7m)

APPLIANCES

- Indesit fridge freezer
- Hotpoint washing machine

Rear lobby

5'4 x 5' (1.6m x 1.5m)

Bathroom

7'6 x 6'9 (2.3m x 2m)

Lounge

18'4 x 15'2 (5.6m x 4.6m)

Conservatory

8'7 x 8'7 (2.7m x 2.7m)

Bedroom 1

15'10 x 10'7 (4.8m x 3.3m)

Study/bedroom 2

16' x 8'6 (4.9m x 2.6m)

EXTERIOR

The property is approached off the lane onto a tarmac driveway which provides parking for multiple vehicles plus access to the;

Garage

19'8 x 8' (6m x 2.4m)

There is a large area laid to lawn and bounded by low height earth banks and trees which leads around to a cottage garden to the front of the property with a pedestrian pathway leading back out on to the lane.

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

Services: Mains electricity and water, cesspit drainage, currently no central heating, an oil tank was previously in place for the AGA but this has been disconnected, part uPVC double glazing, part single glazed timber frame.

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CONTACT OUR LOCAL MARKET TEAM



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