



La Croix

Rue des Sages, Torteval, GY8 0LB

£795,000

LOCAL MARKET

JOINT AGENT

This traditional detached home is situated in the desirable rural parish of Torteval and although in need of renovation throughout, could become a super family home.

Positioned on a quiet lane and on a good size plot, the accommodation comprises four bedrooms, a study, bathroom with separate WC, kitchen and four reception rooms. Externally there is parking for ample vehicles and a mature garden area hosting mature trees and shrubs with a small greenhouse and allotment area. A great project for those looking to create a fantastic family home.

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

Key facts



- Detached traditional home
- Desirable Torteval location
- Ample bedroom and reception space
- Site measuring 1 vergee and 17.99 perch
- In need of renovation

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



 cooper
brouard

GUERNSEY'S ESTATE AGENT

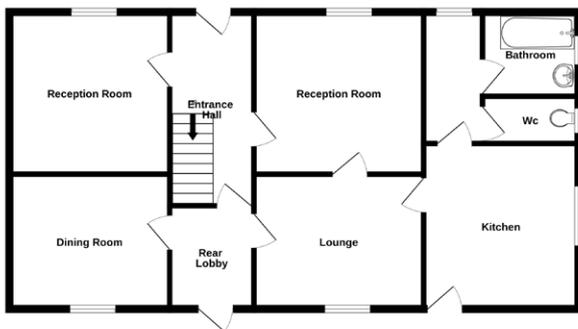




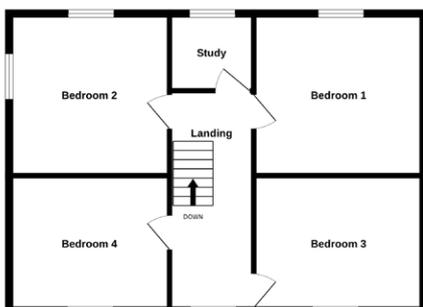


Floorplan

GROUND FLOOR



1ST FLOOR





Digimap Address Locator



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024



Digimap Address Locator



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

Ground Floor

Entrance hall

Reception room

11'4 x 11'10 (3.5m x 3.6m)

Dining room

10'10 x 9'1 (3.3m x 2.8m)

Inner lobby

Lounge

12'6 x 10' (3.8m x 3.1m)

Reception room

13'3 x 12' (4.1m x 3.7m)

Kitchen

12'3 x 12 (3.7m x 3.7m)

Inner hall

WC

Bathroom

FIRST FLOOR

Landing

Study

6'6 x 6'1 (2m x 1.9m)

Bedroom 1

13'4 x 12' (4.1m x 3.7m)

Bedroom 2

12'11 x 11'3 (4m x 3.4m)

Bedroom 3

12'11 x 10'3 (4m x 3.1m)

Bedroom 4

11'3 x 9'1 (3.4m x 2.8m)

EXTERNAL

The property is approached off the Rue des Cambrees onto a gravelled area providing parking for a number of vehicles. The plot itself measures 1 vergee and 17.99 perch, the majority of which is laid to lawn and hosts a selection of mature greenery alongside a small greenhouse and allotment area.

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

Services: Mains electricity and water, mains drainage, Oil fired Aga with back burner.

Perry's ref: 27 E1

what3words: stemmed.pesky.needlessly

TRP: 229

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah