La Galliotte

£2,100,000

12 Le Clos Galliotte, Icart Road, St Martin, GY4 6JD

OPEN MARKET | SOLE AGENT

Prominently positioned on a quiet clos in the tranquil lanes of St Martin's, this substantial detached home offers generous accommodation, complemented by distant sea views.

The ample living space incorporates a lounge, dining room, study, kitchen/breakfast room and conservatory. Four well-proportioned bedrooms include two en-suites, together with a family bathroom and the additional benefit of two separate WCs.

Externally, the home enjoys good parking in addition to two garages. The rear garden is laid to lawn and patio, featuring a raised seating area and greenhouse.

A superb family home, conveniently located within a short distance of the popular hostelries, cliff walks and amenities that the parish has to offer.

Key facts

4 3 3

- Substantial detached home
- Elevated position in St Martin's
- Distant sea views
- 4 bedrooms plus study
- Parking plus two garages

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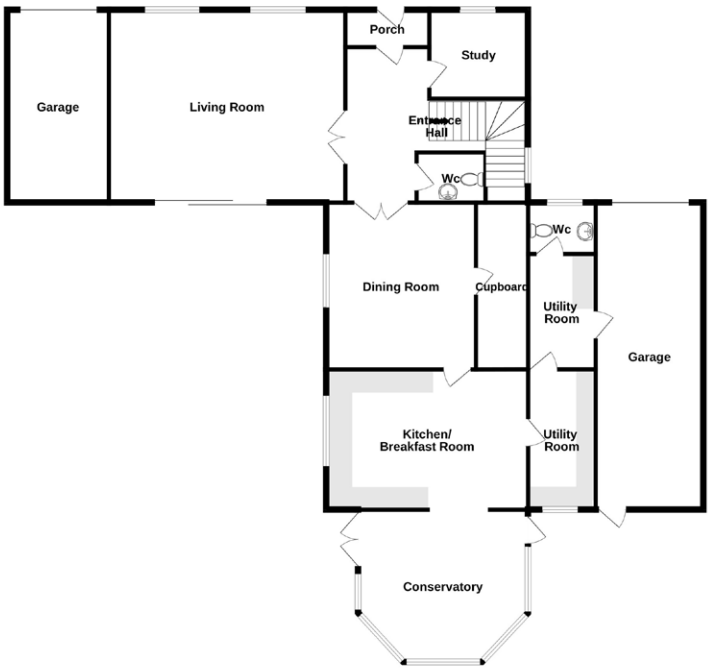
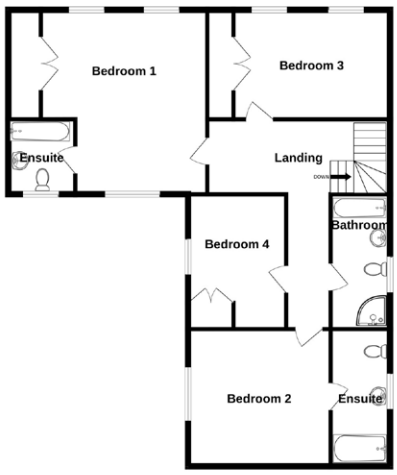
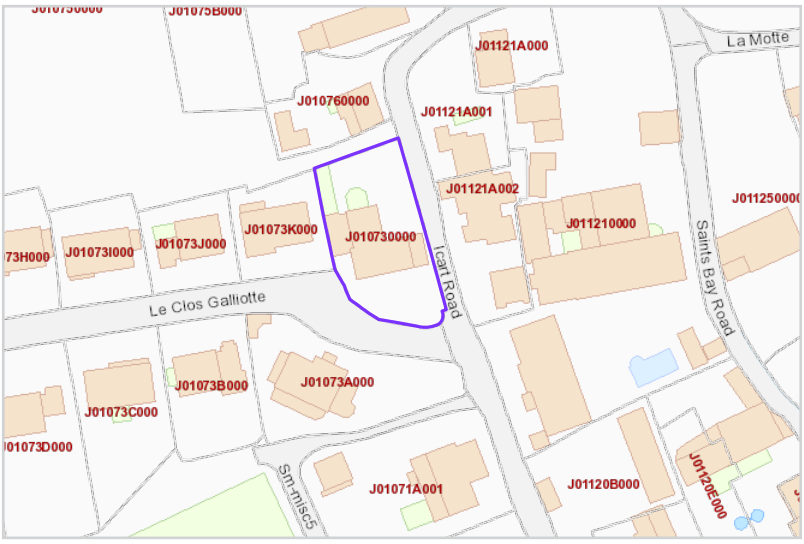
Floorplan

GROUND FLOOR



1ST FLOOR





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GROUND FLOOR

Porch

5'8 x 4'2 (1.7m x 1.3m)

Entrance hall

13'7 x 5'9 (4.2m x 1.8m)

WC

5'2 x 3'6 (1.6m x 1.1m)

Study

9'2 x 8'11 (2.8m x 2.7m)

Living room

21'11 x 17'9 (6.7m x 5.4m)

Dining room

14' x 13'11 (4.3m x 4.3m)

Access to a large cupboard

Kitchen/breakfast room

18'7 x 11'9 (5.7m x 3.6m)

APPLIANCES

- Neff hob
- Novy extractor fan
- Neff oven and warming drawer
- Neff microwave
- Neff dishwasher
- Liebherr fridge

Conservatory

15'8 x 14'1 (4.8m x 4.3m)

Utility room

12'2 x 6'3 (3.7m x 1.9m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

Utility room

8'8 x 6'4 (2.7m x 1.9m)

WC

5'7 x 3'9 (1.7m x 1.1m)

FIRST FLOOR

Landing

23' x 16' max (7m x 4.9m)

Bedroom 3

14'10 x 10' (4.6m x 3.1m)

Bedroom 1

18'3 x 17'2 (5.6m x 5.2m)

En-suite

9'5 x 5'7 (2.9m x 1.7m)

Bedroom 4

12'4 x 9' (3.8m x 2.7m)

Bathroom

12'4 x 5'4 (3.8m x 1.6m)

Bedroom 2

12'8 x 10'11 (3.9m x 3.4m)

En-suite

12'10 x 5'3 (4m x 1.6m)

EXTERIOR

The property is approached off Icart Road onto Le Clos Galliotte. There is a large fore garden laid to patio and gravel with mature planting. There is a tarmac driveway which provides parking in tandem in front of a garage. There is a further garage to the other side of the property. A walk way leads down one side of the property to the rear garden which is laid to lawn and patio with a raised seating area. There is a green house attached to the back of the garage.

Garage

28'4 x 9'11

Garage

18'7 x 9'5

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating, mains gas connection to the property, uPVC double glazing.

Perry's ref: 30 B3

what3words: decodes.gratified.encore

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