



Le Camptrehard de Bas

£2,550,000

Rue des Rocquettes, St Andrew, GY6 8SH

LOCAL MARKET

JOINT AGENT

A superb opportunity positioned on a quiet lane in St Andrews offering a main family home and four well established luxury self catering units.

Situated within immaculate mature grounds, the site offers a main family home which comprises a lounge, kitchen, utility room, dining room and 5 bedrooms serviced by 2 bath / shower rooms. A garage, parking area and lawned garden immediately behind the main house complete the offering.

Opposite the main home are two separate buildings, each housing two one bedroom apartments fitted with well equipped kitchens and smart shower rooms. Units 1, 2 and 4 all boast sun terraces accessed from the apartment themselves and Unit 3 has a lawned seating area positioned above the pond to enjoy the peace and tranquillity.

With ample parking on site, a superb reputation for being a 5 and 4 star gold apartments (Gold because they exceed the requirements of their star rating band) and the opportunity to acquire the apartments with current long term tenants (due to a permanent residence agreement being in place until March 2026) in situ, this opportunity truly warrants further enquiry to appreciate all on offer. Call the local market sales team on 01481 236039 to gain further information.

Key facts



- Detached farmhouse and 4 luxury self catering units
- Positioned in mature extensive gardens
- Tranquil location
- Super opportunity
- Please contact the local market sales team for further information

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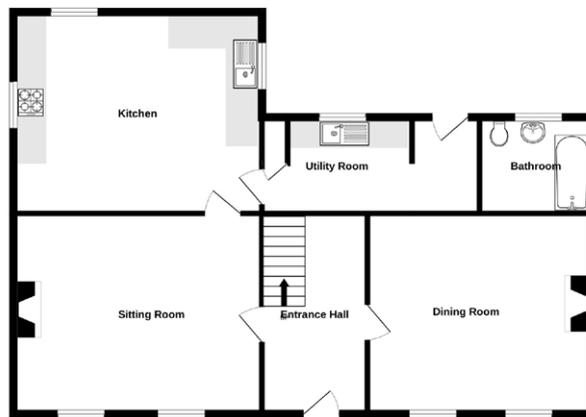
GUERNSEY'S ESTATE AGENT

Farmhouse

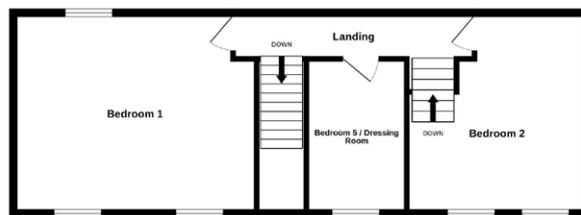




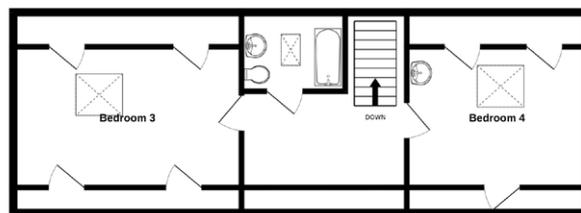
MAIN HOUSE - GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



MAIN HOUSE - 1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



MAIN HOUSE - 2ND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.
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4 self catering units

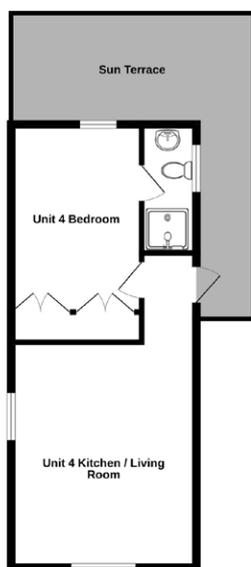




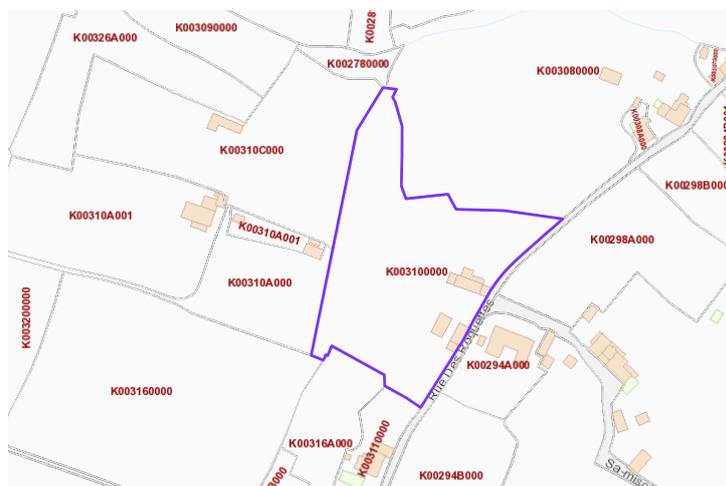
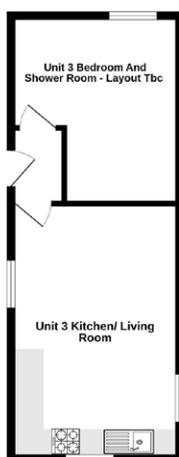




GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.
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Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, oil central heating for the main house and Unit 3, electric heating for Units 1, 2 and 4. uPVC double glazing in self catering units, wooden single and double glazed windows in the family home.

Perry's ref: 23 G2

what3words: jeep.exhibits.minces

TRP: 764 total

CONTACT OUR LOCAL MARKET TEAM



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