



La Croix D'Argent

Rue du St Andrews, St Andrew's, GY6 8TX

£825,000

LOCAL MARKET

SOLE AGENT

A well-presented semi-detached property which has been renovated throughout during the current ownership and boasts stables and a field to the rear.

La Croix D'Argent blends good reception space alongside two bedrooms and versatile study/nursery serviced by an en-suite to the main bedroom and a family bathroom. The front of the property offers parking for up to four vehicles and to the rear, two stables and a store with an agricultural field to the rear measuring 3 verges and 30.98 perch (approx. 1 and a half acres) making this an ideal property for those with an equestrian lifestyle or anyone looking for space to rear animals and grow produce.

School catchment: St Martin's Primary School / Les Beaucamps High School

Key facts



- Semi detached family home
- Well presented throughout
- Two bedrooms plus study
- Two stables
- Field to rear measuring 3 verges and 30.98 perch
- Lapsed permission to extend at first floor level

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GUERNSEY'S ESTATE AGENT





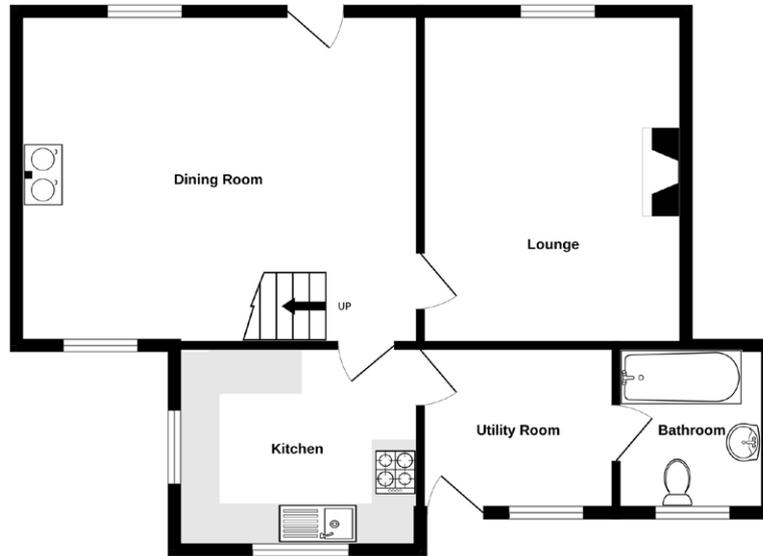




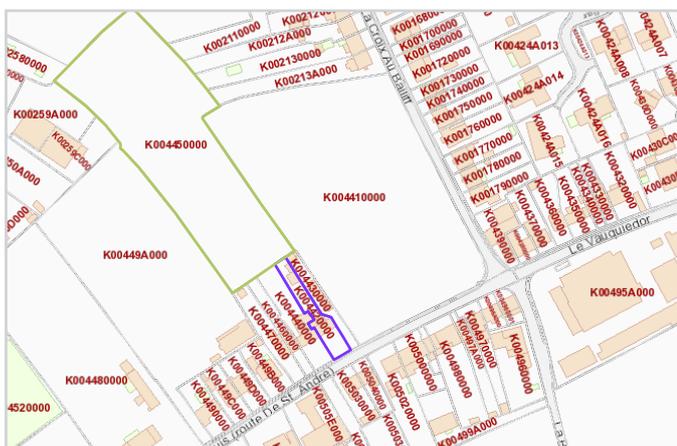
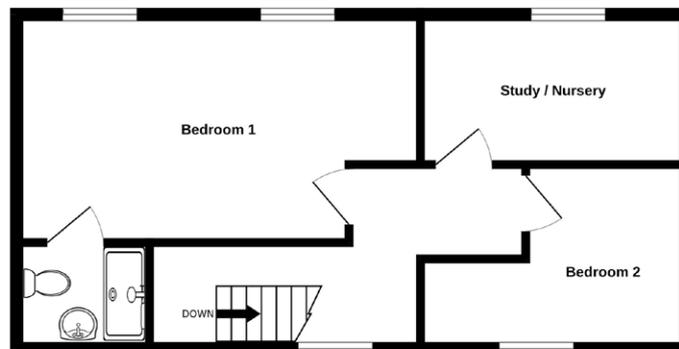


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Dining room

18'1 x 15' (5.5m x 4.6m)

APPLIANCES

- Aga

Lounge

14' x 11'10 (4.3m x 3.6m)

Multi fuel stove

Kitchen

10'11 x 9'7 (3.4m x 3m)

APPLIANCES

- Beko double oven
- Beko hob
- Cooke & Lewis extractor

Utility

8'9 x 7'6 (2.7m x 2.3m)

Bathroom

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

FIRST FLOOR

Landing

Bedroom 1

18' max x 10'1 (5.5m x 3.1m)

En-suite

8'9 x 3'1 (2.7m x 0.9m)

Study / nursery

11'10 x 6' (3.6m x 1.8m)

Bedroom 2

11'9 max x 7' (3.6m x 2.1m)

EXTERNAL

The property is approached off the road via a right of way over the neighbouring driveway to the parking which sits in front of the main house. To the rear is a path leading up to the 2 stables which measure 10'4 x 9'5 (3.2m x 2.9m) each alongside a block built store with a paved yard. This then leads on to the agricultural field to the rear which measures 3 verges and 30.98 perch (approx. 1 and a half acres). Please note, the neighbouring property has right of way to get to their garage which sits at the rear of La Croix D'Argent via the other neighbouring properties driveway.

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

Services: Mains electricity and water, mains shared drainage, electric underfloor heating in kitchen, utility and bathroom, oil fired AGA – the radiator in the main bedroom and en-suite run off the AGA, uPVC double glazing.

Perry's ref: 24 B2

what3words: meriting.intelligible.enjoys

TRP: 142 (180 including stables and store)

CONTACT OUR LOCAL MARKET TEAM



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