



Spindrift

POA

Village de Putron, St Peter Port GY1 2TQ

OPEN MARKET

SOLE AGENT

The East coast cliff tops have long been acknowledged as one of the best vantage point to appreciate our natural surroundings and some of the most dramatic views in the Channel Islands.

This idyllic setting is perfect for taking in all the activity of the Southern approaches to the "Little Russell" and out across to the neighbouring Islands.

Whilst the existing accommodation is in its original layout and consequently a little dated, the site is highly worthy of a major renovation or large scale extension and approved plans are available on request.

School catchment: St Martin's Primary and Les Beaucamps High.

Key facts



- Spectacular sea and offshore island views
- Potential to develop or extend
- Private and secluded
- Garage, parking and gardens
- Worthy of closer inspection

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



 cooper
brouard

GUERNSEY'S ESTATE AGENT





Entrance hall

8'4 x 8'4 (2.6m x 2.6m)

Modern tiled floor.

Sun room

24' x 11'2 max. (7.3m x 3.4m)

Lantern skylights.

Dining hall

28'8 x 11' max. (7.2m x 3.4m)

Hardwood staircase to upper floor.

Sitting room

15'5 x 11' (4.7m x 3.4m)

Westmoreland slate fireplace with polished hardwood shelf and display niche. Superb sea views.

Kitchen

14' x 13'2 (4.3m x 4m)

Walk-in larder cupboard, hot water cylinder cupboard, central heating boiler (not in use). Sea views.

Cloak room

Pale blue two piece suite

FIRST FLOOR

Landing

87 x 7'5 (2.7m x 2.3m)

Shelved linen cupboard.

Bedroom 1

15' x 15' (4.6m x 4.6m)

Range of fitted wardrobes, sliding door to balcony terrace with spectacular sea views.

Ensuite bathroom

10' x 5'4 (3.1m x 1.6m)

Three piece suite.

Bedroom 2

13'3 x 11'7 (4.1m x 3.6m)

Fitted wardrobe and spectacular sea views.

Bathroom

6'3 x 5'4 (1.9m x 1.6m)

Three piece suite.

OUTSIDE

The house is approached from a private road affording added privacy and seclusion. There is a parking area and ornamental gardens alongside the garage 18' x 8' (5.5m x 2.4m) with up and over door aluminium door and the main entrance.

At the rear steps lead down from a paved terrace onto a garden largely laid to lawn and sloping away towards a lower secret viewing terrace and winding path that leads down to the cliffpath and the "Ozanne Steps". This effectively provides direct waterside access for bathing, fishing and other recreational pursuits.

Price to include: Fitted carpets, curtains, light fittings.

Services: Mains electricity and water. Septic tank.

Perry's ref: 25 G5

Cadastre No: A41083A000

Housing Ref: D.61



Mapping / Aerial Photography Copyright (C) States of Guernsey 2021

CONTACT OUR OPEN MARKET TEAM



Matt



Ross



Ben



Liz



Courtney