



Le Rocquaine

Route de Rocquaine, St Pierre du Bois, GY7 9HT

£1,250,000

LOCAL MARKET

SOLE AGENT

Le Rocquaine is situated in a prime coastal location and boasts stunning panoramic views from Le Hanois Lighthouse to Lihou island.

This beautifully and immaculately presented cavity built chalet bungalow provides spacious accommodation with sea views being enjoyed from the majority of rooms. On the ground floor, there is a well equipped kitchen which opens into the dining room, a generous lounge, fourth bedroom, which is currently used as an office, W.C and utility room, on the first floor there are three bedrooms, one with ensuite shower room and a family bathroom. To the front of the property is parking for several cars along with an enclosed patio, ideal for enjoying the stunning sunsets and to the rear a fully enclosed garden making an ideal space for children and pets.

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

Key facts

  
3-4 2 2

- Sought after prime coastal location
- Uninterrupted panoramic sea views
- Immaculately and beautifully presented
- Four bedrooms and two bathrooms
- Parking and gardens

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GUERNSEY'S ESTATE AGENT







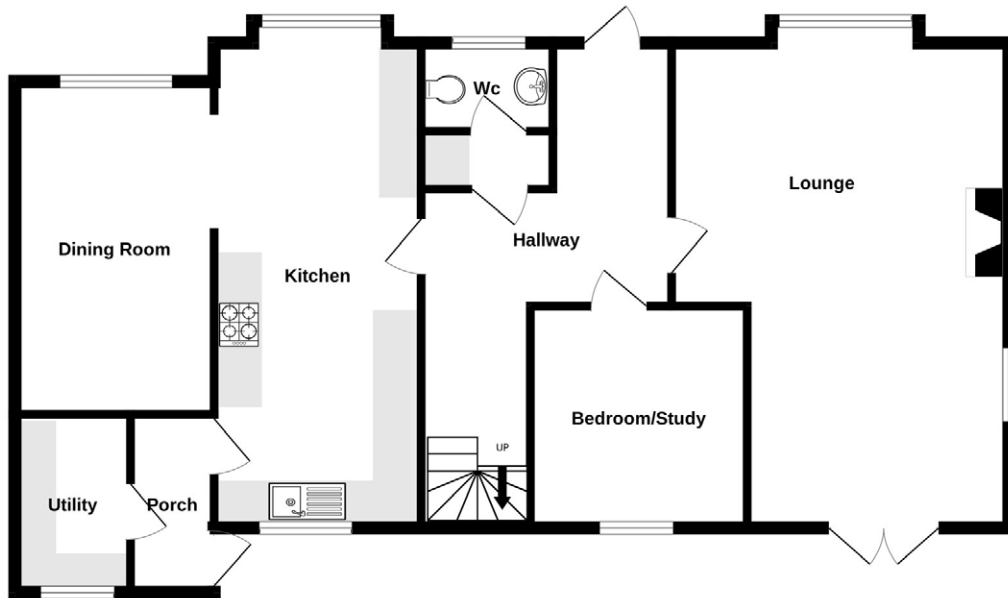




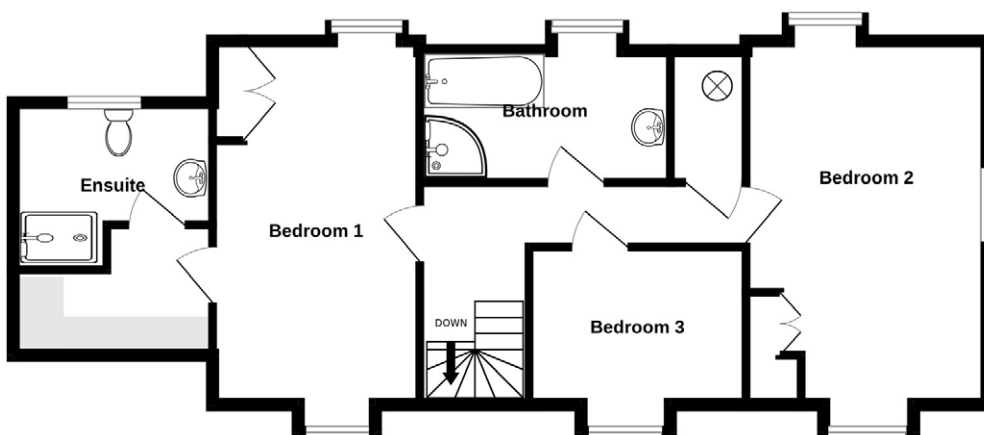


Floorplan

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Entrance hall

11'11 x 5'2 + 11'7 x 10'4
(3.7m x 1.6m + 3.6m x 3.2m)

Lounge

21'10 x 15'3 max (6.6m x 4.6m)

Study/bedroom

9'9 x 9'8 (3m x 3m)

WC

5'10 x 4'1 (1.8m x 1.2m)

Kitchen

21'10 x 9'3 (6.6m x 2.8m)

APPLIANCES

- Neff oven
- Electric AGA
- Neff fridge/freezer
- Neff dishwasher

Dining room

17'2 x 8'10 (5.2m x 2.7m)

Utility

7'10 x 5'3 (2.4m x 1.6m)

APPLIANCES

- Hotpoint washing machine
- Indesit tumble dryer

Rear porch

7'8 x 3'3 (2.4m x 1m)

FIRST FLOOR

Landing

16'2 x 2'11 (4.9m x 0.8m)

Bedroom 1

16'4 x 9'2 (5m x 2.8m)

Store area

9'7 x 7'1 (3m x 2.1m)

En-suite

9'1 x 8'9 (2.8m x 2.7m)

Bathroom

11'5 x 5'11 (3.5m x 1.8m)

Bedroom 3

9'9 x 7'1 (3m x 2.1m)

Bedroom 2

16'4 x 10'8 (5m x 3.3m)

EXTERIOR

The property is approached from the main road onto the tarmac and gravel driveway where there is parking for several cars, an enclosed patio leads to the front door with the remainder of the fore garden laid to grass with mature shrubs and hedging. To the rear double doors from the lounge lead onto a patio with the remainder of the garden laid to lawn with mature borders and a useful garden shed to one side.

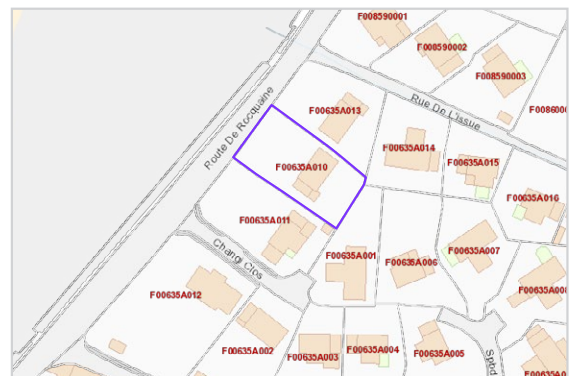
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage which is a shared pit with the clos (£25 per month charge), oil fired central heating, uPVC double glazing.

Perry's ref: 20 B4

what3words: incomers.pancake.records

TRP: 168



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