



Le Colombier

Rue de la Hougue, Castel GY5 7EA

£1,200,000

LOCAL MARKET

SOLE AGENT

Tucked away on a private driveway in Castel, Le Colombier is a detached 3 bedroom bungalow sitting on a generous plot of around half an acre.

The property has been well maintained throughout and provides an ideal opportunity for someone wanting to modernise to their taste with great potential to extend (subject to the relevant permissions) to truly reach its full potential. The accommodation comprises a conservatory, spacious entrance hall (large enough to accommodate a staircase for a loft conversion), lounge, dining room, kitchen/breakfast room, utility, two shower rooms and three bedrooms, attached are two garages and a workshop. Set within mature gardens and with ample parking, viewing is highly recommended by Cooper Brouard.

School catchment: Castel Primary & Les Beaucamps High School

Key facts



- Detached bungalow
- Immaculately presented
- Generous plot of just under half an acre
- Sought after Castel location
- Scope to modernise and extend

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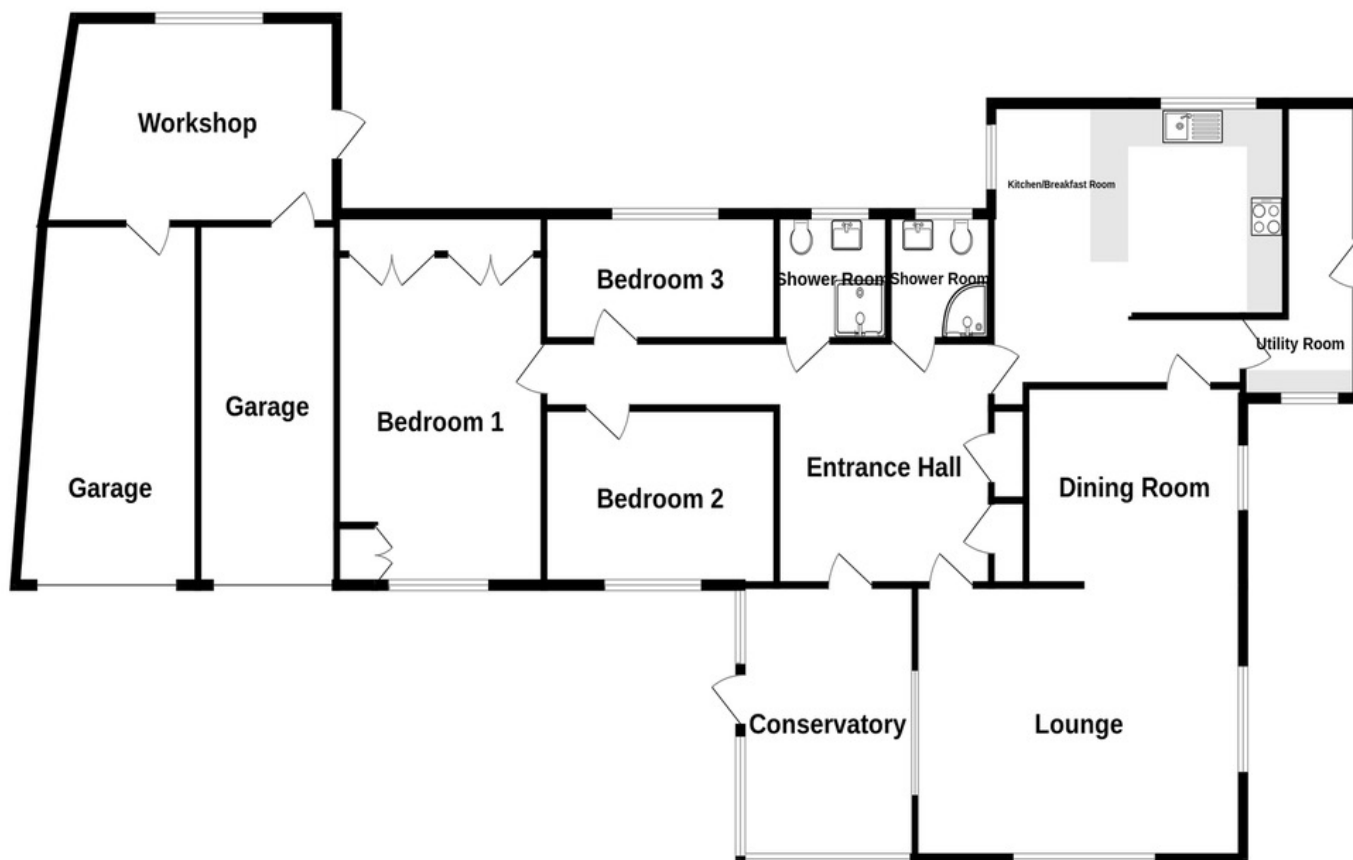






Floorplan

GROUND FLOOR



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Conservatory

14' x 9'8 (4.3m x 3m)

Entrance Hall

12'2 x 12' (3.7m x 3.7m)

Lounge

19' x 14' (5.8m x 4.3m)

Dining room

13'11 x 10' (4.3m x 3.1m)

Kitchen

17' x 14'6 (5.2m x 4.5m)

APPLIANCES:

- Hotpoint oven with extractor over
- Neff fridge

Utility

18'11 x 6'8 max/3'8 min
(5.8m x 2m/1.1m)

APPLIANCES:

- Freezer
- Dishwasher
- Washing machine

Bedroom 1

19' x 12' (6m x 3.7m)

Bedroom 2

13'6 x 9' (4.1m x 2.7m)

Bedroom 3

13'6 x 6'6 (4.1m x 2m)

Shower room

6'8 x 6'6 (2m x 2m)

Shower room

6'6 x 5' (2m x 1.5m)

Garage

18'5 x 8' (5.6m x 2.4m)

Garage

18'5 x 10' (5.6m x 3.1m)

Workshop

16' x 10' (4.9m x 3.1m)

EXTERIOR

The property is approached over a private lane leading onto the paved driveway which provided ample parking and access to the two garages. Steps lead down from the parking area on to a paved patio and to the conservatory which leads on to the entrance hall.

A path leads all the way around the property and links the two sections of garden which are laid to lawn with mature shrubs and hedging. The property also owns a further section of garden on the opposite side of the private lane.

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating, uPVC double glazing.

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CONTACT OUR LOCAL MARKET TEAM



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