

Clifton Cottage

£1,350,000

Les Grands Marais, Vale, GY3 5DT

LOCAL MARKET

This detached bungalow offers spacious and well-balanced accommodation throughout, centred around an open-plan kitchen and dining room that provides an ideal space for modern family living.

A separate sitting room offers a more formal reception area, while the adjoining sunroom enjoys pleasant views over the gardens and provides a relaxing space to unwind. The accommodation is completed by three generous double bedrooms and three well-appointed bathrooms.

Occupying a substantial plot extending to approximately 4 vergees and 6.39 perch, the property comprises mature domestic gardens together with agricultural fields, presenting a rare opportunity for those seeking space, privacy and equestrian facilities. The grounds include a sand school, three stables, a tack room, hay barn and a range of useful outbuildings, offering excellent facilities for horse owners as well as those requiring extensive storage or workshop space.

The gardens surrounding the home are further enhanced by a large greenhouse and an inviting swimming pool, creating a wonderful setting for outdoor living and entertaining. Combining comfortable accommodation with extensive grounds and excellent ancillary facilities, this is a unique property offering considerable lifestyle appeal.

School catchment: Vale Primary School / St Sampson's High School

Key facts

3 3 1

- Three bedroom bungalow
- Extensive agricultural land measuring 4 vergees and 6.39 perch
- Excellent equestrian facilities
- Convenient location
- Multiple Outbuildings

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

cooper brouard

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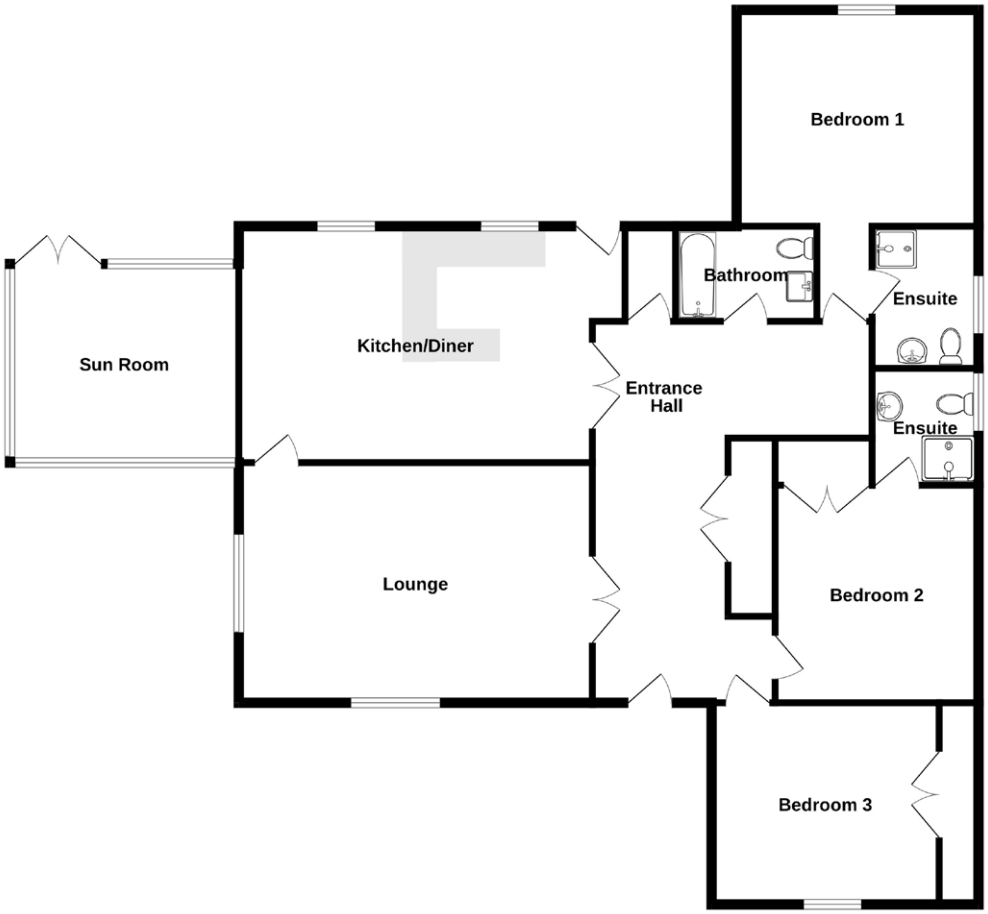
WELCOME

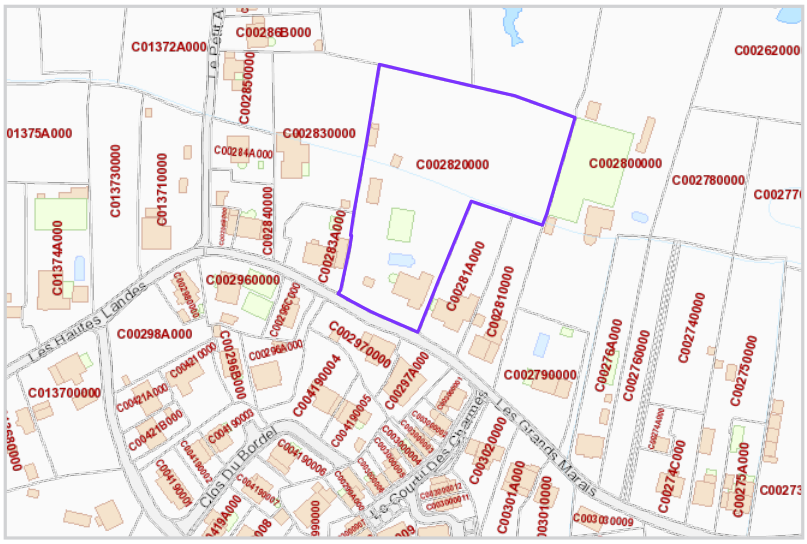




Floorplan

GROUND FLOOR





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GROUND FLOOR

Entrance hall
15'9 max x 15'8 max (4.8m x 4.8m)

Lounge
20'3 x 13'9 (6.2m x 4.2m)

Kitchen/diner
20'2 x 13'7 (6.1m x 4.2m)

APPLIANCES
- Hisense fridge freezer
- AEG dishwasher
- Samsung washing machine
- Midea tumble dryer
- Belling range and hob

Sun room
13'1 x 11'5 (4m x 3.5m)

Bathroom
8'8 x 5'8 (2.7m x 1.7m)

Bedroom 1
22'1 max x 13'9 (6.7m x 4.2m)

En-suite
9'1 x 6'3 (2.8m x 1.9m)

Bedroom 2
13'9 x 9'2 (4.2m x 2.8m)

En-suite
6'10 x 5'5 (2.1m x 1.7m)

Bedroom 3
12'1 x 11'6 (3.7m x 3.5m)

EXTERIOR

The property is approached via a quiet lane onto a tarmac driveway providing ample parking for several vehicles, complemented by a lawned front garden. A gate to the side gives access through to the rear garden, while a long driveway extends alongside the property, leading directly to the agricultural land, stables and outbuildings beyond.

To the rear, the grounds are fully enclosed and offer an excellent blend of domestic gardens and agricultural land. A swimming pool provides a fantastic space for relaxation and entertaining, whilst the extensive outdoor space includes a range of useful outbuildings and stables

Greenhouse
44'9 x 23'8 (13.6m x 7.2m)

Block built outbuilding
8' x 7'2 (2.4m x 2.2m)

Hay barn, tack shed & 3 stables

Outbuilding
24'3 x 12'3 (7.4m x 3.7m)

WC
8'9 x 5'7 (2.7m x 1.7m)

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

Services: Mains electricity and water, mains drainage, oil fired central heating, solar panels for swimming pool, uPVC double glazing, borehole on site.

Perry's ref: 7 F4

what3words: afford.mint.floating

TRP: 614

CONTACT OUR LOCAL MARKET TEAM


Matt


Ben


Liz


Hannah

cooper brouard

La Grande Rue,
St Martin's,
Guernsey GY4 6RR

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

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