



Restormel

Les Camps du Moulin, St Martin, GY4 6DZ

£775,000

LOCAL MARKET

SOLE AGENT

Situated in the heart of St Martins, this spacious four-bedroom bungalow presents an excellent opportunity for buyers seeking a home with plenty of potential

Having been upgraded by the current owners in recent years, the property offers well-proportioned accommodation comprising four bedrooms, a family bathroom, a generous open-plan kitchen/dining/living area, and a separate utility room. Whilst the home has benefited from significant improvements, some cosmetic finishing is still required, allowing purchasers the opportunity to add their own style. Externally, the property enjoys a delightful south-facing rear garden, predominantly laid to lawn, with a patio area ideal for outdoor dining and entertaining.

Further enhancing the property's appeal, planning permission was approved in 2024 to demolish the existing porch, construct a single-storey extension to the eastern elevation, increase the ridge height to create first-floor accommodation, and alter the vehicle access, offering substantial scope to enlarge and reconfigure the home.

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

Key facts

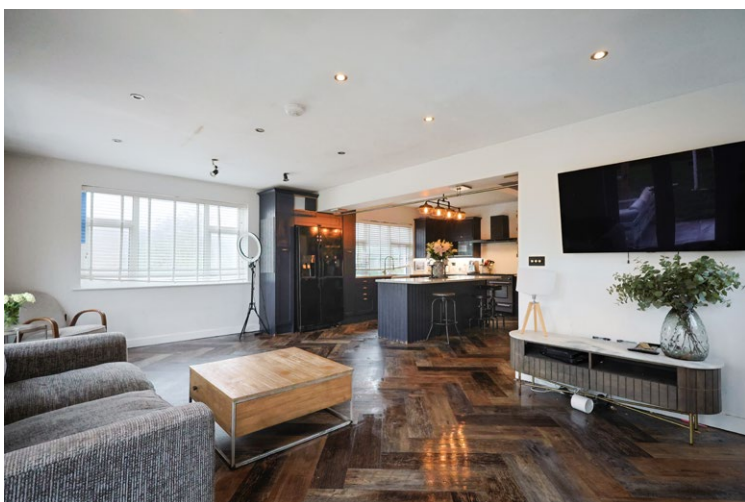


- Heart of St Martins
- Four-bedroom bungalow
- South facing garden
- Upgraded by owners
- Planning permission approved

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GUERNSEY'S ESTATE AGENT



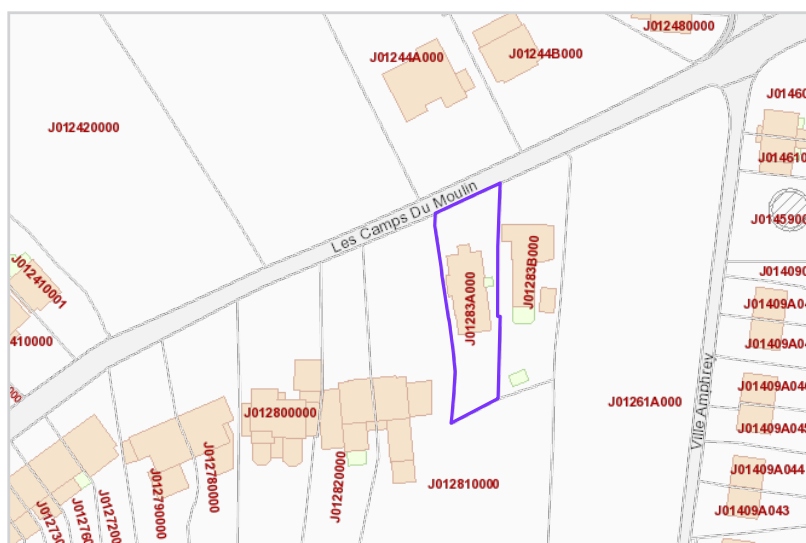
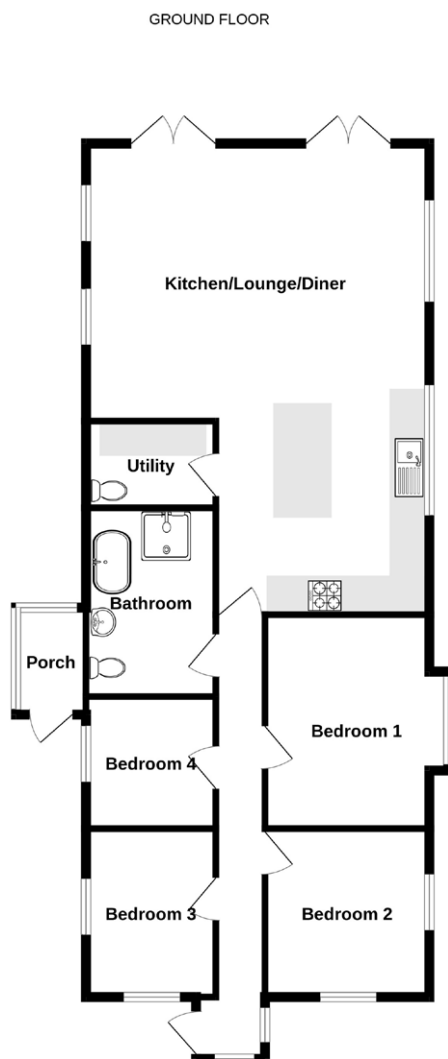








Floorplan



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Entrance porch

7'1 x 5'6 (2.1m x 1.7m)

Entrance hall

Bedroom 4

12' x 6'9 (3.7m x 2m)

Bedroom 3

9'9 x 7'7 (3m x 2.3m)

Bedroom 2

13'2 x 10'4 (4m x 3.2m)

Bedroom 1

13'3 x 12'9 (4.1m x 3.9m)

Bathroom

11'9 x 6'9 (3.6m x 2m)

Utility

7' x 5'1 (2.1m x 1.6m)

APPLIANCES

- AEG tumble dryer
- Samsung washing machine

Kitchen/lounge/diner

27'2 max x 21'1 max (8.3m x 6.4m)

APPLIANCES

- Rangemaster oven
- Extractor fan
- Zanussi microwave
- Samsung fridge/freezer
- Neff dishwasher
- Hoover wine fridge

Exterior

The property is approached via a gravelled driveway from the lane, providing ample parking for multiple vehicles. Side access leads to a private rear garden featuring a paved patio, ideal for outdoor entertaining, together with a generous south-facing lawn and a woodchipped area. The garden is fully enclosed by fencing.

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

Services: Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

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CONTACT OUR LOCAL MARKET TEAM



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