

Le Hurel House

£3,250,000

Rue de la Greve, Vale, GY3 5AE

OPEN MARKET | SOLE AGENT

Originally dating back to the 1800's, this impressive family home beautifully blends charm and character with contemporary touches throughout.

Le Hurel House has been thoughtfully modernised and extended by the current owners and occupies a peaceful setting with rural outlook.

The versatile accommodation is well suited to family life and entertaining with the heart of the home boasting a bespoke well appointed kitchen diner. There is a separate study/snug, dining room, living room and utility.

The first floor comprises a generous primary suite with access to a sizeable decking area, further en-suite bedroom and a separate study/hobby room which could serve as a fifth bedroom. The second floor benefits from two further en-suite bedrooms.

Externally, the property continues to impress with manicured gardens and patio areas plus a modern summer house with dedicated BBQ area. There is ample parking plus a double garage which can be further utilised as a cinema room. A further granite barn within the grounds provides additional storage space and, subject to necessary permissions, could potentially be converted into modest accommodation.

Key facts

5 4 4

- Superb family home in quiet position
- Offering up to 5 bedrooms
- Ample reception space
- Manicured grounds, summer house and granite barn
- Renovated throughout in 2010

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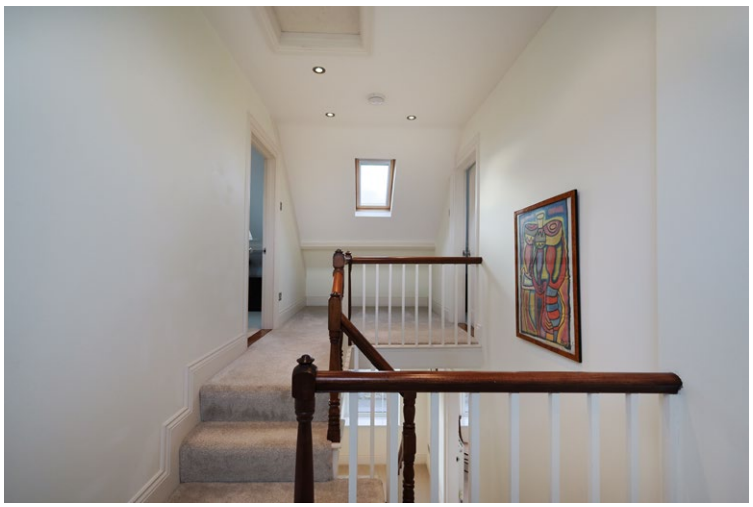


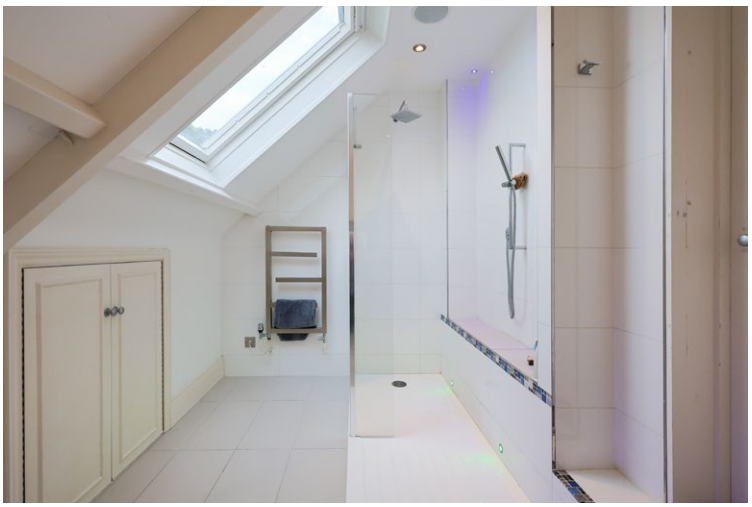






































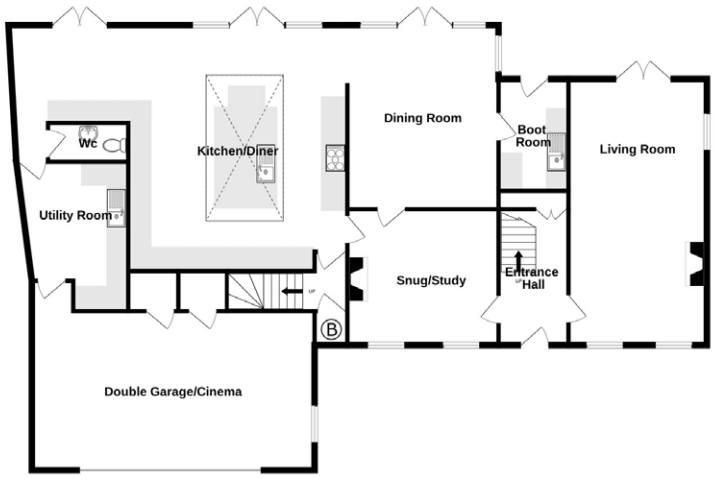

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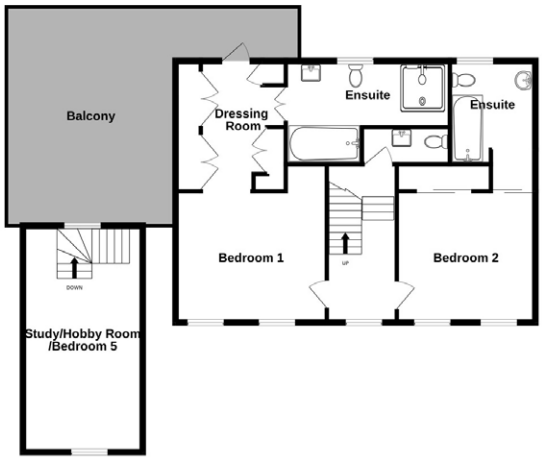


Floorplan

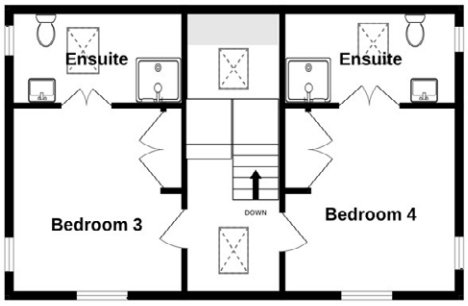
GROUND FLOOR

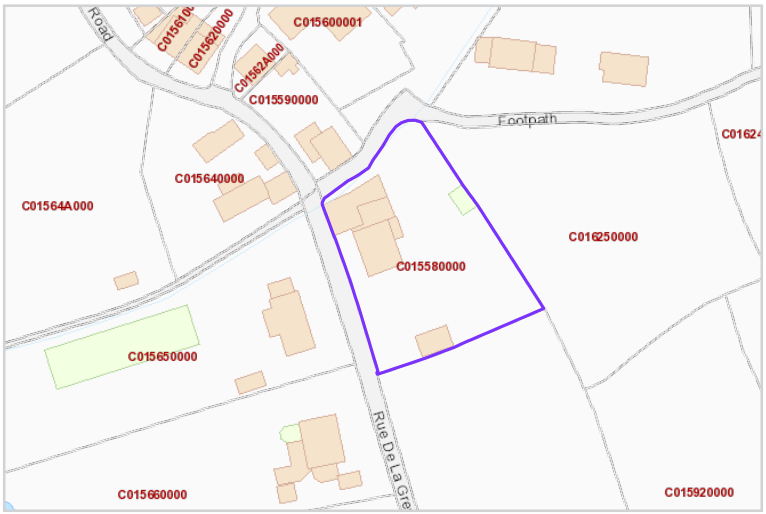


1ST FLOOR



2ND FLOOR





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Entrance hall

12' x 6'4 (3.7m x 1.9m)

Coat cupboard under stairs.

Living room

24'1 x 12'7 (7.3m x 3.9m)

Working fireplace

Snug/study

13'9 x 12'4 (4.2m x 3.8m)

Karndean flooring as laid. Michael Miller Asencio Hole-in-the-Wall gas fire.

Kitchen/diner

30'9 max x 22' max (9.1m max x 6.7m max)

Karndean flooring as laid. Lantern ceiling light. Bespoke hand made units with Corian work surfaces

APPLIANCES

- Gaggenau electric oven with pizza stone
- 6 ring AEG gas hob
- Neff extractor fan
- 2 AEG warming drawers
- AEG combi oven
- AEG steam oven and grill
- 2 Samsung wine coolers
- Whirlpool American style fridge/freezer
- Miele super quiet dishwasher

WC

7'3 x 3'5 (2.2m x 1m)

Karndean flooring as laid.

Utility room

9'11 x 8'10 max (3m x 2.7m)

Fitted wall and base units. Karndean flooring.

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- Bosch fridge freezer
- Whirlpool chest freezer.

Double garage/cinema

23' x 17'10 (7m x 5.4m)

Electric Garador. Non slip interlocking uPVC matting flooring. Drop down projector, drop down screen with lighting, three acoustic speakers. Access hatch and pull down ladder to loft. Storage and water cylinders.

Inner lobby

6'2 x 2'11 (1.9m x 0.8m)

Cupboard housing Boulter boiler. Stairs to;

First floor study/hobby room/bedroom 5

21'4 x 10'2 (6.4m x 3.1m)

Dining room

16'8 x 12'11 (5m x 4m)

Karndean flooring as laid.

Boot room

8'4 x 5'8 (2.6m x 1.7m)

Karndean flooring as laid. Fitted wall and base units.

CONTACT OUR OPEN MARKET TEAM


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We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

FIRST FLOOR

Landing

15' x 6'6 (4.6m x 2m)

WC

7'3 x 3' (2.2m x 0.9m)

Bedroom 2

12'4 x 11'10 (7.3m x 3.6m)

Run of fitted wardrobes. Hidden sliding door to;

En-suite

11' x 6'11 (3.4m x 2.1m)

Main bedroom

13'9 x 11' (4.2m x 3.4m)

Dressing room

10' x 5'7 (3.1m x 1.7m)

Fitted wardrobes. Door to balcony.

En-suite

14'3 x 8'4 (4.4m x 2.6m)

SECOND FLOOR

Landing area

6'3 x 5'11 (1.9m x 1.8m)

Airing cupboard. Access to loft.

Bedroom 3

12'3 x 11'1 (3.7m x 3.4m)

Fitted wardrobe.

En-suite

11'7 x 6'11 (3.6m x 2.1m)

Bedroom 4

12'6 x 11'6 (3.8m x 3.5m)

Fitted wardrobe

En-suite

13'1 x 6'9 (4m x 2m)

EXTERIOR

The property is accessed off the quiet lane onto block paved driveway. Provisions have been made for an electric operated gate. Bradstone 'Old Town' paving on front and rear patios lead to the rear of the property with steps leading up to a lawned garden. There is a recent addition of a summer house which opens onto the lawn complete with seating and BBQ area with stone bond flooring. There is a granite barn on site which is handy for wood storage and garden equipment storage. Pre application planning has been explored for a modest independent dwelling.

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

Services: There are two electric metres, a standard meter and a separate Economy 12 metre for the underfloor heating. All rooms with Karndean flooring have underfloor heating excluding the boot room. All en-suite bathrooms have under floor heating. All other rooms are heated by oil fired radiators. Mains water. Cesspit drainage. Propane gas bottles for the study/snug gas fire and kitchen hob. Fibre optic wifi. Sonos system and relevant speakers and sound bars. uPVC double glazing.

Perry's ref: 6 C4

what3words: mixture.prepare.slides

TRP: 424 (488 including outbuildings)

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