

Les Niaux Cottage

Castel

£1,750,000



LISTING

For Sale

TYPE

House

MARKET

Local Market

PARISH

Castel

BEDROOMS

6

BATHROOMS

3

Interested? Contact Andy Biggins

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DESCRIPTION

Maison is delighted to be instructed on this beautiful property.

Les Niaux Cottage is a simply stunning detached family house nestled in the leafy tree canopy of Talbot Valley with breathtaking rural views at every turn.

Entirely renovated in recent years, the result is a delightful home, brimful of character and style and entirely suited to modern living.

Boasting versatile accommodation which could suit multi-generational living, it boasts six bedrooms, three bathrooms, a large welcoming kitchen, an elegant lounge/dining room with majestic granite fireplace, a utility, a boiler room, a storage room, a garage, parking and impressive gardens with a total land area of just over half an acre.

The tranquillity of the location is obvious, but while the quiet lane provides access to only a handful of properties, the convenience of this part of the island cannot be overlooked, with St Peter Port and the west coast within easy reach.

Property Status: No onward chain

PROPERTY DETAILS

MEASUREMENTS

Ground floor:

- Kitchen 7.5m x 5m
- Lounge/dining room 12.7m x 5.7m
- Bedroom 4.1m x 3.3m
- Shower room 2.7m max x 2.1m max
- Rear lobby 4.7m x 2.9m

Lower ground floor:

- Bedroom 5m x 4.6m (including dressing room 4m x 1.5m)
- Shower room 2.6m x 1.8m
- Utility 3.6m x 2.8m
- Store room 5m x 1.9m
- Boiler room 2.9m x 2.6m
- Garage 5.4m x 4.8m

First floor:

- Office area 4.9m x 2m
- Bedroom 4.9m x 4.8m
- Bedroom 4.7m x 4.7m
- Landing 4.1m x 0.9m
- WC 2.2m x 1.5m

APPLIANCES

- AEG Hob with integrated extractor
- Two Neff ovens
- Fisher & Paykel fridge/freezer
- AEG dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer

HEATING

Oil-fired

DRAINAGE

Cesspit drainage

- Bathroom 2.6m x 2.5m
- Bedroom 4.8m x 4.3m
- Bedroom 5.8m x 4.6m

Water supply: Well water with pump and treatment system

PHOTOS





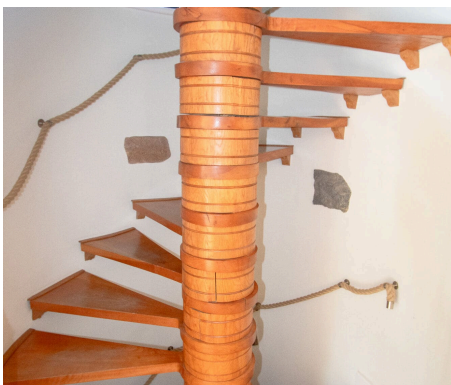










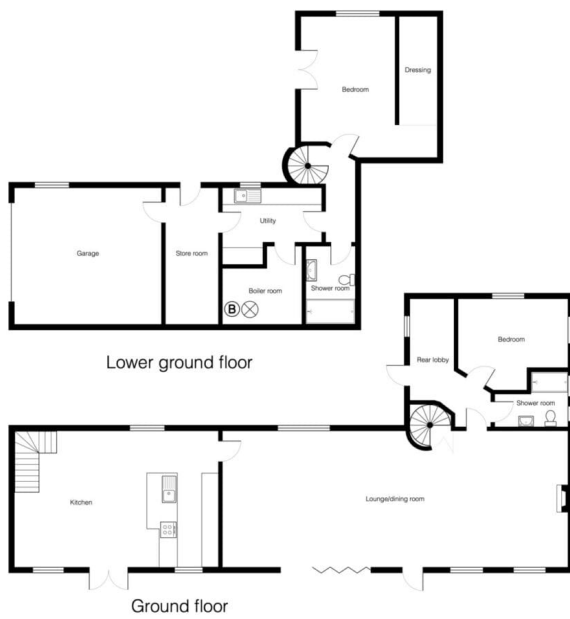








FLOORPLAN



Total Area: 3870 ft²