



# Le Coudre

Rue Des Cambrees - St Pierre Du Bois - GY7 9JA

Guide Price £2,500.000



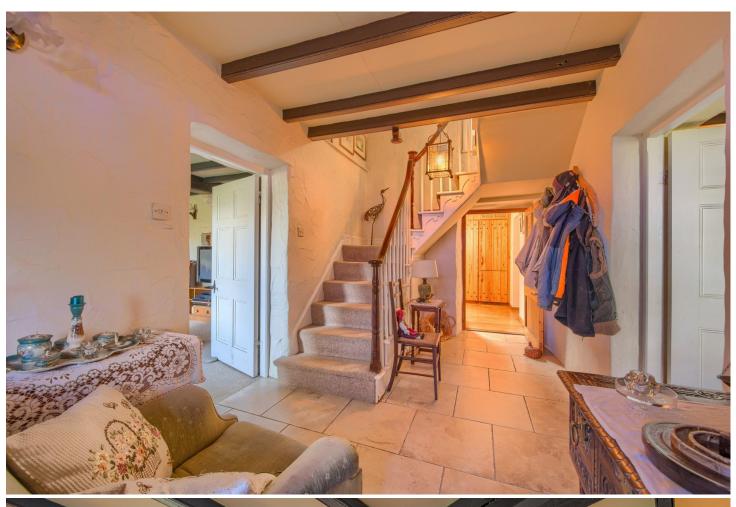




REF: **1533** TRP: **523** 



- A 19th Century Guernsey Farmhouse Situated on a large plot.
- Located in a quiet and rural lane in St Pierre Du Bois.
- 4 Bedrooms, lounge, dining room, kitchen, bathroom, study, box room & sunroom.
- Attached barn/workshop/store rooms.
- Planning permission granted to split and create two dwellings (plans available at our office).
- Perry's Guide Page 26 D1.























































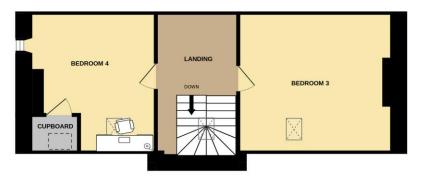




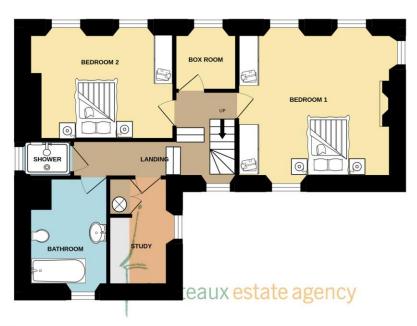




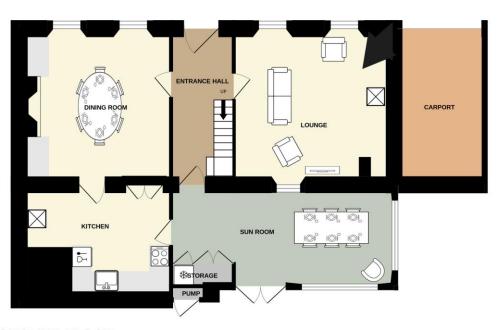
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Site Location Plan  AACHITECTURE I  david@lonodeacture	JOB	Drawing	Scale	Date	Signed	Drawn



2ND FLOOR



1ST FLOOR



**GROUND FLOOR** 

### ENTRANCE HALL 4.72m (15'6") x 2.45m (8'0")

Wooden entrance door with coloured glass feature panels and fan light over. Large format tiled floor with traditional staircase to 1st floor. Cupboard housing incoming electrics. Exposed beamed ceiling. Doors to dining room lounge and sunroom.

### LOUNGE 4.79m (15'9") x 4.65m (15'3")

Two windows to front with working shutters. Window to rear into conservatory.

Impressive walk-in fireplace in brick with timber mantle over. Working multi fuel stove.

Central timber beam together with exposed floor Joists above. Electric radiator.

### DINING ROOM 4.65m (15'3") x 4.52m (14'10")

Two windows to front complete with working shutters. Feature fireplace with marble surround and alcoves and lower level cupboards either side. Central timber beam together with exposed floor Joists above. Door into kitchen. Electric radiator.

### KITCHEN 4.75m (15'7") x 3.4m (11'2")

Farmhouse style kitchen with Belfast sink, Oven, hob, Freestanding dishwasher and Tiled worktop. Pine cupboards. Large multi stove set to traditional furze oven. Exposed beans above. With plate rack. Cupboard for storage. Doors to dining room and conservatory.

### SUNLOUNGE 7.58m (24'10") x 3.05m (10'0")

Lean to conservatory with exposed beams together with solid roof with three roof windows. Windows to side and rear with feature coloured glass. Double doors opening out onto rear patio. Large cupboard ideal for coats, shoes and general storage, together with built in Hotpoint fridge/freezer. Doors to kitchen and hallway.

# STAIRS TO FIRST FLOOR LANDING 2.65m (8'8") x 2.54m (8'4")

Doors to all first floor bedrooms.

# BEDROOM 1 4.92m (16'2") x 4.65m (15'3")

Two windows to front one to side and one to rear. Expose Beam and floor Joists above. Range of built in cupboards providing large wardrobe facility. Traditional fireplace with marble surround. Radiator.

# BEDROOM 2 4.4m (14'5") x 3.39m (11'1")

Two windows to front. Traditional fireplace with timber surround with alcove cupboards and shelves. Built in wardrobe.

### BOX ROOM 2.54m (8'4") x 1.9m (6'3")

With window to front. Presently used for additional wardrobe and general storage.

### STUDY 3.48m (11'5") x 2m (6'7")

Window to side. Cupboard housing hot water cylinder. Range of base units providing useful storage.

### BATHROOM 3.48m (11'5") x 2.7m (8'10")

Window to rear with shutters. 2 exposed purlins. Bath with shower attachment, concealed system to WC and vanity basin set on run of units. Heated towel rail.

# STAIRS TO SECOND FLOOR LANDING 4m (13'1") Into Eaves x 2.59m (8'6")

Roof window to rear, landing providing storage space, doors to both second floor bedrooms.

### BEDROOM 3 5.15m (16'11") x 4m (13'1") Into Eaves

Roof window to rear. Exposed main `A` frames and exposed purlins.

### BEDROOM 4 4.75m (15'7") x 4m (13'1") Into Eaves

Roof window to rear. Exposed main `A` frames and exposed purlins. Large storage cupboard with secret hatch to first floor. Small spy window into adjoining barn roof.

### COACH ROOM 7.5m (24'7") x 2.75m (9'0")

Double height barn doors to front with double doors to rear.

### STORE ROOM 5.6m (18'4") x 4.2m (13'9")

Accessed via the Coach room.

UTILITY 4.4m (14'5") x 3.7m (12'2")

DISUSED STABLE 5.4m (17'9") x 2.7m (8'10")

### WORKSHOP 8.5m (27'11") x 4.4m (14'5")

Accessed via driveway, a good sized workshop.

### GARDEN STORE 6.1m (20'0") x 3m (9'10")

Open front store.

# EXTERNAL

### FRONT

Gated pedestrian access to front door with walled in garden laid to lawn, two further gateways to the coach room & fields. Carport.

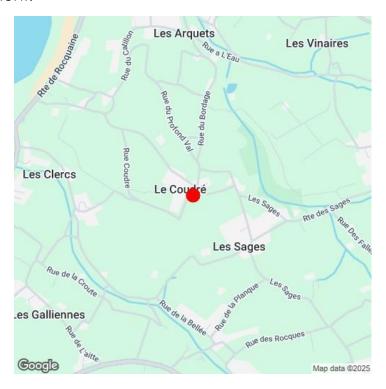
### **REAR**

Driveway providing space for plenty of cars with access to workshop and garden store. Steps down to garden area with feature cider press, going down to the courtyard & patio. Sloping down the majority of the site you have agricultural fields with mature trees and shrubbery.

# **APPROVED PLANS**

Approved plans are for the farmhouse to stay as is but with the creation of a new 3 bedroom property converting and extending the attached buildings of the farmhouse. The plans keep the existing stable, utility and store room on the ground floor (Accessed externally), with a kitchen, utility, dining room, lounge & 2 double bedrooms, both ensuite on the first floor (the property is accessed at this level from the parking/ courtyard area). On the second floor you have a further bedroom with ensuite bathroom. Externally, the site would be divided as per the attached site plan giving both properties a large agricultural meadow. The current driveway would be modified to serve the new dwelling with a new driveway created at the front of the site to provide parking for the farmhouse.

Chateaux Estates are proud to offer to the market "Le Coudre". This traditional Guernsey farmhouse is estimated to have been built in the 1800's but could be even older and retains a number of period features inside and out. The property is situated in a small tranquil lane, Rue des Cambrees in St Pierre du Bois. The house sits on a large plot of land, approximately 1.3 Acres in size. The house comprises lounge, dining room, kitchen & sun room on the ground floor, with two double bedrooms, bathroom, study and box room on the first floor, together with two further double bedrooms on the second floor. Outside you have a Driveway to the rear of the property in front of the workshop providing plenty of parking to suit your needs along with a sweeping landscape of fields and trees offering lots of space. Directly to the rear of the sunroom is a good sized patio area, great for entertaining. Attached to the house are several buildings comprising barns and a workshop over two floors. Planning permission has been granted to convert these buildings into a separate dwelling and to separate the land and create individual driveways for the house and the new dwelling. A site plan is included in the brochure but full plans are available to view at our offices. So whether you are after a large Guernsey farmhouse situated on a large plot with barns and a workshop or someone looking for either a multi generational family property or an option to build and sell or rent out an additional property. To fully appreciate the property and its potential, viewing is highly recommended, so please call 244544 to arrange an appointment.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Cesspit Drainage, Telephone: Landline, Broadband: Unknown

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: TBA.

WHAT3WORDS: starlet.tenfold.earth

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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