

Highland View

Les Vardes - St Peter Port - GY1 1BG

£995,000



REF: 1658

TRP: 361 (211)



- A detached 3 bedroom bungalow & wing.
- Situated in the prestigious Les Vardes area.
- Renovation or new build project to create your very own `Grand Design`.
- Comprises 3 bedrooms, lounge, kitchen, utility and conservatory.
- Plus a 1 bedroom wing with lounge, kitchen and shower room.
- Perry`s guide - Page 25 E3









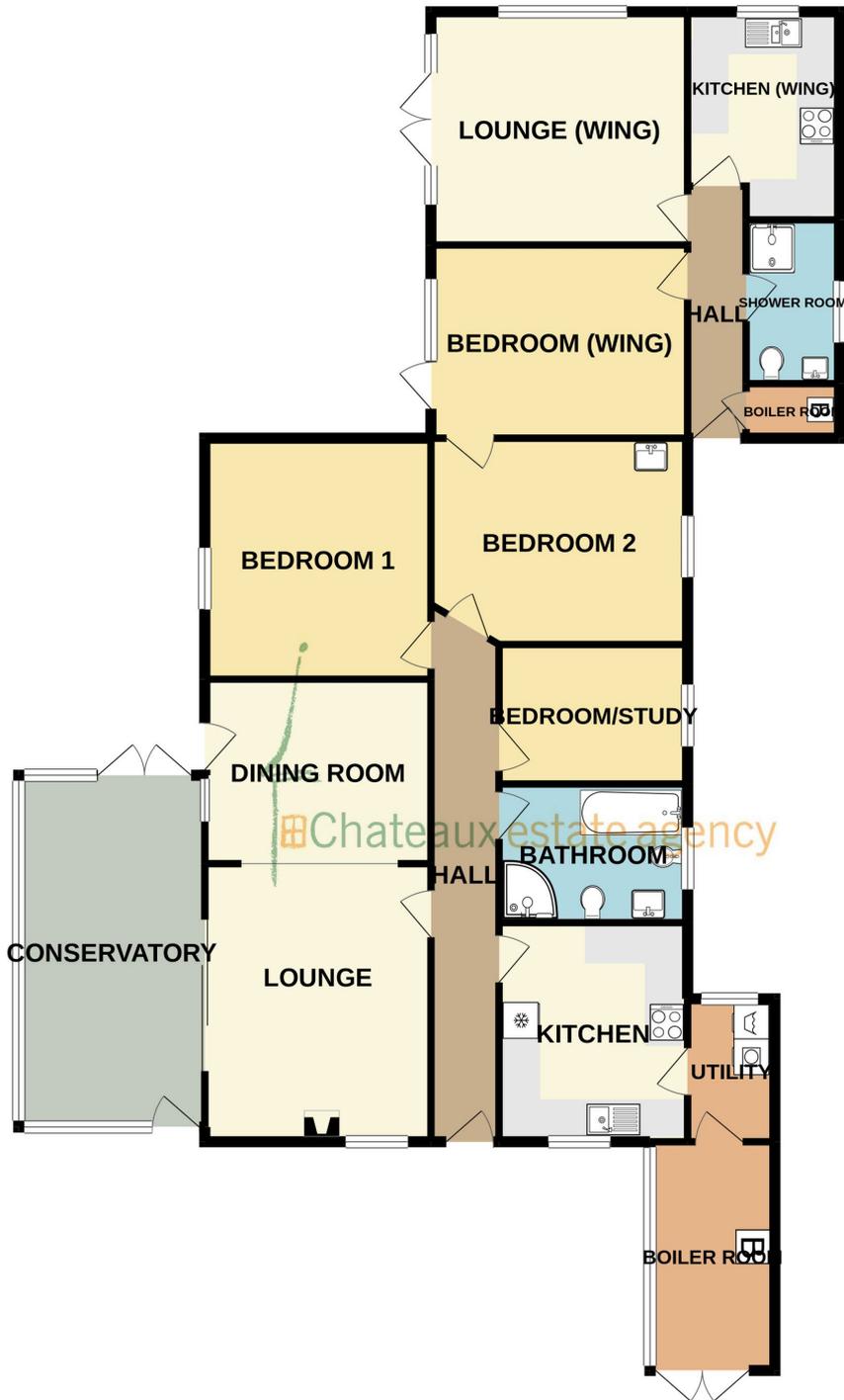








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAIN HOUSE

HALL 8.9m (29'2") x 1.08m (3'7")

With doors to lounge, kitchen, bedrooms 1, 2 & 3 and Bathroom.

LOUNGE/DINER 7.61m (25'0") x 3.65m (12'0")

Large reception room with windows to front and side. Sliding doors into conservatory, door to side garden.

CONSERVATORY 5.6m (18'4") x 3m (9'10")

Lean-to style conservatory with door to front and double doors to side garden. Sliding doors to lounge.

KITCHEN 3.55m (11'8") x 3.05m (10'0")

With range of floor and wall units forming fitted kitchen, appliances include Creda double oven, Miele dishwasher and ceramic hob with hood over. Window to front. Door to utility.

UTILITY 2.4m (7'10") x 1.4m (4'7")

With plumbing for washing machine and tumble dryer. Door to boiler room.

BOILER ROOM 3.75m (12'4") x 2m (6'7")

Large boiler/storage room. Doors to utility and also to front.

BATHROOM 3.05m (10'0") x 2.22m (7'3")

5 piece bathroom suite including shower, bath, Bidet, WC and wash basin.

STUDY/BEDROOM 3 3.05m (10'0") x 2.22m (7'3")

Single bedroom presently used as study with window to side.

BEDROOM 1 3.9m (12'10") x 3.65m (12'0")

Double bedroom with fitted robes and window to side.

BEDROOM 2 4.21m (13'10") x 3.31m (10'10")

Double window with wash hand basin and window to side. Link door through to wing bedroom.

WING

HALL 4.05m (13'3") x 0.96m (3'2")

Own separate entrance together with doors to all rooms within wing.

BEDROOM 4.21m (13'10") x 3.11m (10'2")

Double bedroom with window and door to side garden.

LOUNGE 4.21m (13'10") x 3.75m (12'4")

With double doors and windows to side garden and window to rear.

KITCHEN 3.15m (10'4") Max x 2.58m (8'6")

With range of floor and wall units forming fitted kitchen, appliances include Homark single oven, electric hob and extractor hood. Window to rear.

SHOWER ROOM 2.65m (8'8") x 1.5m (4'11")

With shower, basin and WC. Window to side.

BOILER ROOM 1.5m (4'11") x 0.88m (2'11")

Housing oil fired boiler for wing.

GARAGE BLOCK

GARAGE/WORKSHOP 1 5.9m (19'4") x 4.87m (16'0")

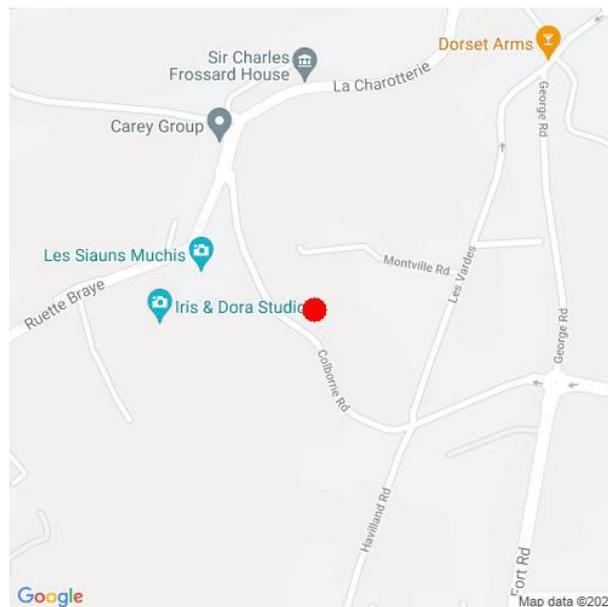
Large garage workshop with sliding garage door as entrance. In addition to the main floor are a raised (1.5 m) section to the rear approx. 8 x 3 m providing additional storage.

GARAGE 2 5.9m (19'4") x 3.04m (10'0")

Single garage with up and over door to front.

GARAGE/STORE 3 8m (26'3") Approx x 3m (9'10") Irregular Shape
Large garage store.

Chateaux Estates are extremely pleased to bring to the market "Highland View". It's not often that a property comes up in the Les Vardes which is considered one of the most sought-after areas on the outskirts of St Peter Port. This particular property has been in the same ownership for over 60 years and the original bungalow was built in the 1930's to provide 3 bedrooms, lounge, kitchen, utility and conservatory. In the late 1990's the property was extended to create a self-contained wing complete with double bedroom, lounge, kitchen and shower room. In addition, there is a large garage/workshop block near the entrance to the site with the private driveway continuing down to the house. Although perfectly habitable the property would benefit from upgrading and modernising throughout which would give any prospective purchaser the opportunity to make their own mark on it and would be appealing to those looking for a 2 generation family home. Some may wish to go further and completely redevelop the site with a brand new home in this lovely and secluded, wooded location offering a level of privacy not usually available in St Peter Port. In total the site covers well over half an acre of mature garden that has a large elevation change from Colborne Road up to the top of Les Vardes. A project like this could be turned into a very unique and exciting property that would complement the already stunning location and could give you the opportunity to create your very own `Grand Design`. If you think that you have the vision and expertise for this then please get in touch on 244544 to arrange an appointment.



SERVICES: Electricity, Water, Drainage, Mains Drainage, 2x Oil Fired Boilers.

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

INCLUDED APPLIANCES: Creda double oven, Miele dishwasher and ceramic hob with hood over, Homark single oven, electric hob and extractor hood.

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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