

Le Courtil D`Emet

Rue De La Masse - Castel - GY5 7PJ

Price £915,000



REF: 2068

TRP: 195



- A detached 3 double bedroom bungalow.
- Situated on a large plot approximately 3/4 of an acre in a nice location in Castel close to Le Guet.
- Permissions to extend the property & domestic curtilage (plans available to view at our office).
- Comprises lounge, kitchen/diner, utility hall, bathroom and 3 bedrooms.
- Single garage, workshop and domestic glasshouse.
- Perry's Guide - Page 15 E2.













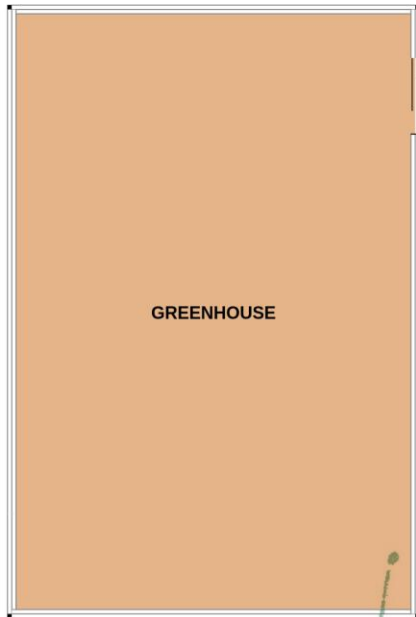




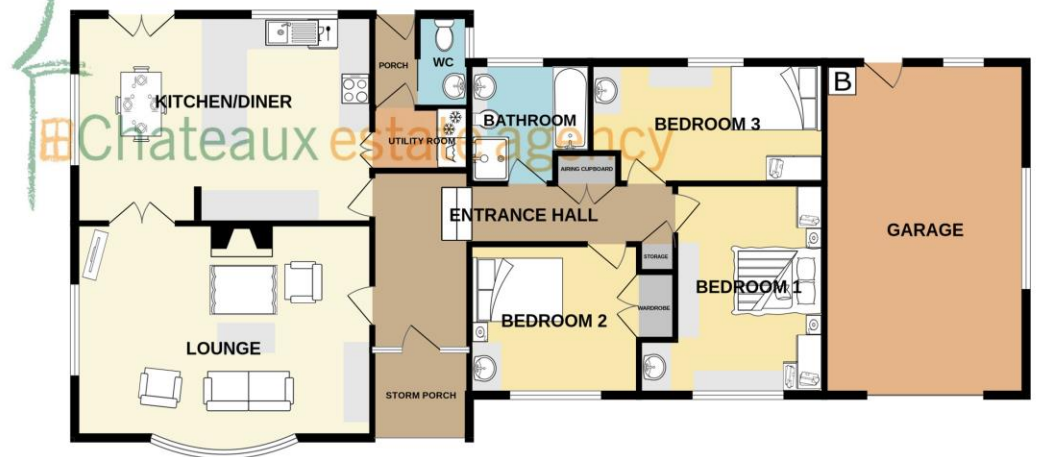
Le Courtil D'e met

0 5 10 20 30 40 Meters

RUE DE LA MASSE



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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STORM PORCH

ENTRANCE HALL

L shaped split level entrance hall with uPVC half glazed door with glass panels to either side. Doors to lounge & kitchen/diner, 2 steps leading up to all bedrooms, family bathroom, airing cupboard and storage cupboard. Hatch to loft with pull down ladder which is partly floored. Radiator.

LOUNGE 6.1m (20'0") x 4.25m (13'11")

Good size lounge with bay window to front and window side. Feature granite fireplace and tv wing/shelf to sides with working fireplace. Double doors to kitchen/diner. 3 radiators.

KITCHEN/DINER 6.1m (20'0") x 4.15m (13'7")

Good size kitchen/diner with wall and base units in oak with contrasting worktops over, incorporating a one and a half bowl sink with drainer grooves and tiled splashbacks. Appliances are all free standing and include Hotpoint double oven with Neff extractor fan over, Hotpoint dishwasher and Hotpoint under counter fridge. Window to side and window and patio doors to rear. Space for dining table. Double doors to utility and lounge. Radiator.

UTILITY

Door to porch with Hotpoint tall freezer, LG washing machine and Hotpoint tumble dryer.

REAR PORCH

Doors to rear garden & WC.

WC

2 piece suite comprising of a wall mounted wash hand basin & WC. Window to side.

BATHROOM 2.4m (7'10") x 2.4m (7'10") Max

4 piece suite comprising large shower cubicle, sunken bath, wash hand basin and WC set in vanity unit with cupboard, lights and mirror over. Window to rear. Fully tiled. Electric under floor heating. Heated towel rail and extractor fan.

BEDROOM 3 4.65m (15'3") Max x 2.4m (7'10")

Double bedroom with window to rear. Wash hand basin set in vanity unit with mirror over and tiled splashbacks, Built in wardrobe and radiator.

BEDROOM 2 3.35m (11'0") x 3.05m (10'0")

Double bedroom with window to front. Wash hand basin set in vanity unit with mirror over and tiled splashbacks, Built in wardrobe and radiator.

BEDROOM 1 4.2m (13'9") x 3.7m (12'2") Max

Good size double bedroom with window to front. Fully fitted bedroom furniture comprising of robes, over bed cupboards and drawers. Wash hand basin set in vanity unit with mirror and light over and tiled splashbacks. Radiator

GARAGE 6.9m (22'8") x 4m (13'1")

Large single garage with electric up and over door to front, window to side and half glazed door and window to rear. Grant oil fired boiler. Fitted benches and sink. Floored storage space above.

WORKSHOP 5.4m (17'9") Approx x 4m (13'1") Approx

Block built workshop with electric roller style garage door and window to front. 2 windows to side. Great for additional storage with lighting and electric and fitted workbenches.

GLASSHOUSE 12m (39'4") Approx x 8m (26'3") Approx

Large domestic glasshouse currently split into a growing area and entertaining space.

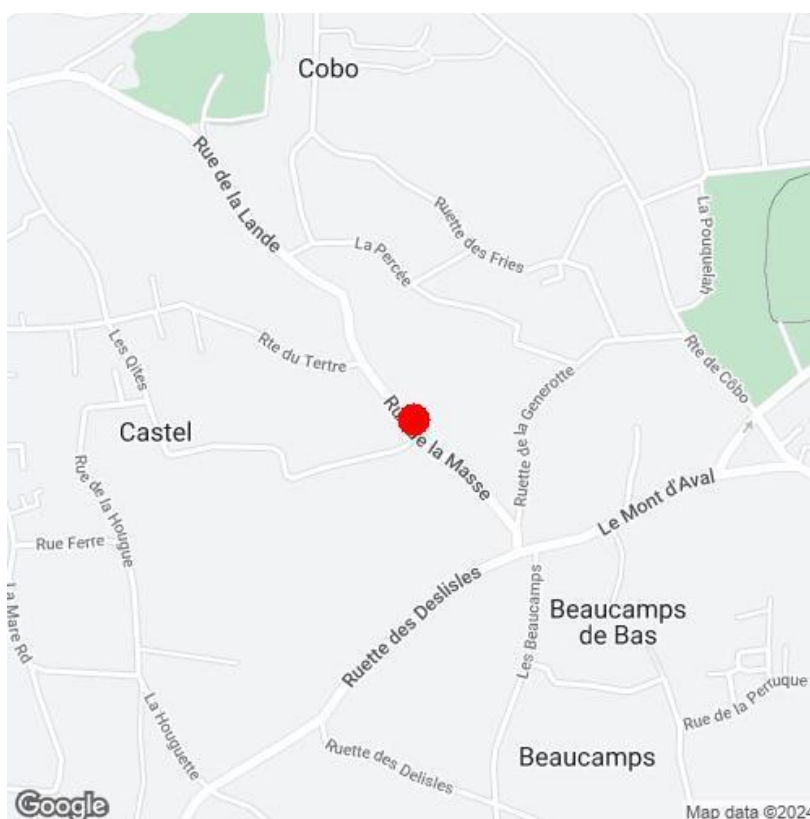
EXTERIOR FRONT

In & out tarmac driveway providing space for approx 8 cars.

REAR

Large rear garden/agricultural land approximately 0.6 of an acre. To note there is currently permission to extend the domestic curtilage subject to certain planning conditions. (permission available to view at our office).

Chateaux Estates are pleased to offer to the market "Le Courtil D'Emet", a detached 3 bedroom bungalow, garage, workshop and glasshouse on a large plot of land approximately 3/4 of an acre. Situated along Rue De La Masse opposite Castel school, great for popping down to Cobo Village, Le Guet or Vazon etc. The property currently comprises lounge, kitchen/diner, utility, hall, bathroom, 3 double bedrooms, garage and WC. Externally there is a detached workshop and large domestic glasshouse split between a growing area and entertaining space. The rear garden/land is approximately 0.6 acres in size and currently has permission to extend the domestic curtilage subject to certain planning conditions. There are also approved plans for a large extension to the property, plans/permissions for both are available to view at our office. Please contact one of the team on 244544.



SERVICES: Electricity, Water, Oil Fired Boiler, Main Drainage.

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

LISTED APPLIANCES: Hotpoint double oven with Neff extractor fan over, Hotpoint dishwasher and Hotpoint under counter fridge, Hotpoint tall freezer, LG washing machine and Hotpoint tumble dryer.

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.