

Tresor Cottage

La Vieille Rue - St Sampson – GY2 4YR

Price £695,000



REF: 2093

TRP: 139



- A charming 3/4 bedroom Listed granite fronted cottage.
- Situated in a quiet lane close to local amenities.
- Comprises 2/3 double bedrooms and 1 single.
- Lounge/diner, kitchen, utility, cloakroom, bathroom & shower room.
- Enclosed west facing rear garden, front garden and parking.
- Perry's Guide - Page 10 A3

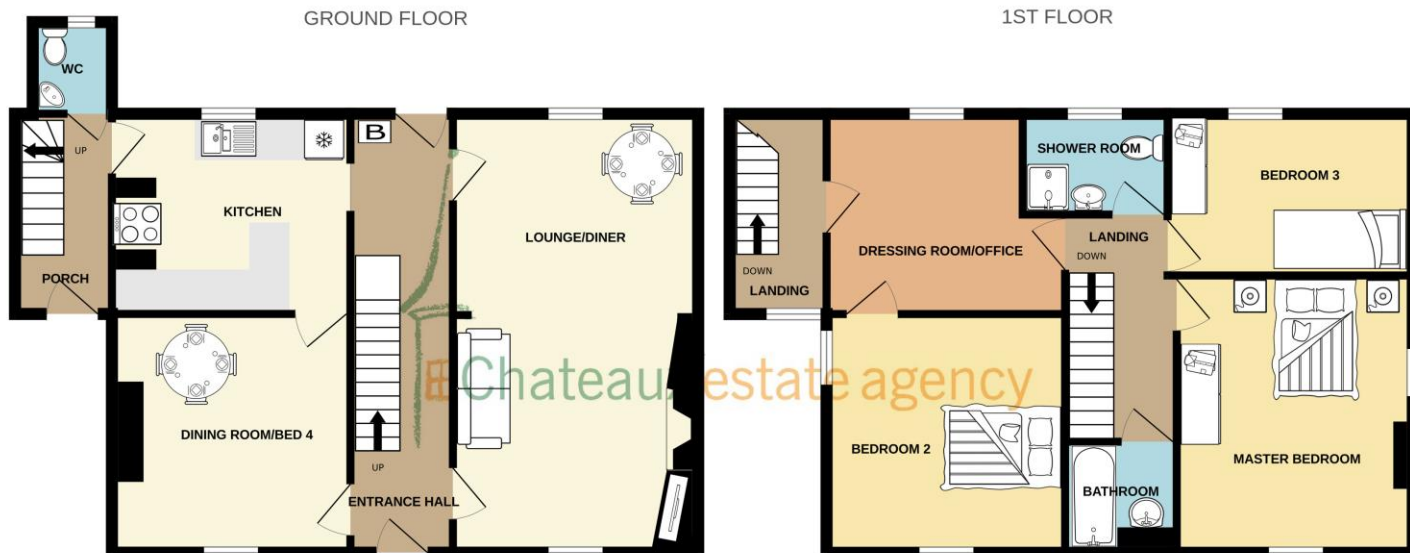












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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ENTRANCE HALL

Half glazed entrance door to front. Stairs to first floor with cupboard under. Doors to dining room/bedroom 4, lounge/diner, kitchen and half glazed uPVC door to rear. Vaillant gas boiler with cupboard under. Radiator.

DINING ROOM/BEDROOM 4 3.54m (11'7") x 3.3m (10'10")

Window to front. Doors to hallway and kitchen. Radiator.

LOUNGE/DINER 6.53m (21'5") x 3.65m (12'0")

Generous room with feature working granite fireplace with TV wing and arm. Windows to front and rear. 2 radiators.

KITCHEN 3.6m (11'10") x 3.02m (9'11")

Fitted wooden wall and base units with laminated worktops over incorporating a one and a half bowl stainless steel sink and drainer unit. Appliances are free standing and include Hotpoint fridge/freezer and Belling double oven with 4 ring hob over and extractor fan. There is also plumbing for a dishwasher. Window to rear overlooking garden. Doors to hallway, dining room and rear porch utility. Radiator.

REAR PORCH UTILITY 3.07m (10'1") x 1.44m (4'9")

Stairs to first floor rear landing. Wooden door to front and door to cloakroom. Bosch washing machine. Tiled floor and radiator.

CLOAKROOM 1.35m (4'5") x 1.03m (3'5")

Fitted with a 2 piece suite comprising w.c and corner wall mounted sink. Window to rear.

FIRST FLOOR LANDING

Doors to shower room, bathroom and bedrooms 1, 2 & 3. Hatch to loft which is partially floored with pull down ladder.

MASTER BEDROOM 4.28m (14'1") x 3.51m (11'6")

Double bedroom with dormer window to front and window to side. Large eaves storage cupboard. Radiator and original wooden floor.

BEDROOM 3 3.67m (12'0") Max x 2.4m (7'10") Max

Single bedroom with window to rear. Radiator.

SHOWER ROOM 2.14m (7'0") x 1.49m (4'11")

3 piece suite comprising of w.c, shower cubicle and wash hand basin. Window to rear. Vortice extractor fan and storage cupboard.

BATHROOM 1.69m (5'7") x 1.62m (5'4")

Fitted with a 2 piece suite comprising wash hand basin and bath. Velux to front. Radiator.

DRESSING ROOM/OFFICE 3.57m (11'9") Max x 3.06m (10'0") Max

Doors to bedroom 2, landing and rear landing. Window to rear.

BEDROOM 2 3.73m (12'3") x 3.58m (11'9")

Double bedroom with dormer window to front and window to side. Radiator.

REAR LANDING

Staircase to ground floor. Storage space and window to front and side.

GARAGE/WORKSHOP 4.77m (15'8") x 2.45m (8'0")

Block built garage/workshop with wooden doors to front and window to side. Fitted with various cupboards, worktops and shelves.

EXTERIOR

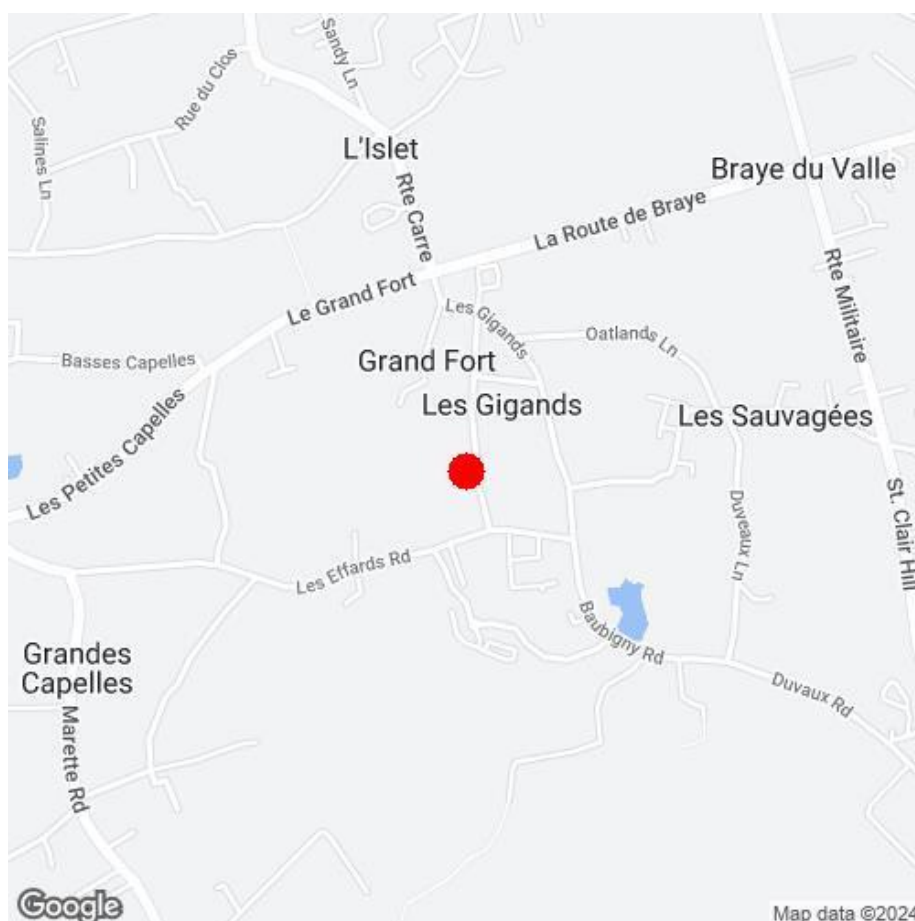
FRONT

Tarmac driveway providing parking for 3 cars, path along front of house and path to main front gate. 2 gravel beds bound by granite wall. Mature plants and hedging.

REAR

The rear garden is accessed via the driveway gate. Mainly laid to lawn and gravel with granite patio area, domestic glasshouse, outbuilding and pergola. The garden is fully enclosed and is decorated with mature shrubs and plants.

Chateaux are pleased to offer "Tresor Cottage" to the market as sole agents. This detached, Listed property was built in the late 1800's has an attractive exposed granite frontage and is situated in a quiet lane close to local amenities. The accommodation comprises 3/4 bedrooms, lounge/diner, dining room/ bedroom 4, kitchen, utility porch and cloakroom on the ground floor with 2 doubles and 1 single bedroom, dressing room, bathroom and shower room on the first floor. Externally the property offers a gravelled front garden split by the path, parking for 3 cars, garage and enclosed rear west facing garden laid mainly to lawn with gravelled areas and granite patio area. In addition there is also a pergola, disused outbuilding and a domestic glasshouse. Tresor Cottage must be seen to be fully appreciated so call one of our friendly team today to book a viewing on 244544.



SERVICES: Electricity, Water, Mains Gas, Cesspit Drainage, Gas Fired Central Heating.

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

LISTED APPLIANCES: Hotpoint fridge/freezer, Belling double oven with 4 ring hob over, extractor fan and Bosch washing machine.

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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