

Cliffilan Cottage

6 The Healtheries - Les Camps Du Moulin - St Martin

Price £520,000



REF: 2315

TRP: 137



- A four bedroom Guernsey Cottage.
- Situated in a quiet lane within walking distance of St Martins Village.
- Kitchen, lounge/diner, bedroom, shower room, bedroom/garden room.
- 2 bedrooms and family bathroom to first floor.
- Garden to rear and parking for 2 to front.
- Perry's Guide - Page 30 D2.













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.
Made with Metropix i2025

ENTRANCE HALL 2.32m (7'7") x 1.13m (3'8")

Part glazed composite door to side. Cupboard housing Indesit dryer and Hotpoint washing machine. Storage cupboard ideal for coats and shoes. Doors to both inner halls.

INNER HALL

Doors to bedroom 2, shower room and bedroom 4/study.

BEDROOM 2 3.27m (10'9") Max x 2.77m (9'1")

Bedroom with windows to side and rear.

SHOWER ROOM 2.3m (7'7") x 0.8m (2'7")

Fitted with a 3 piece suite comprising of shower cubicle, wash hand basin and w.c. Window to side. Fully tiled walls and floor.

BEDROOM 4/GARDEN ROOM 3.05m (10'0") Max x 2.76m (9'1")

Patio doors to rear garden. Radiator.

INNER HALL

Door to kitchen and opening to lounge/diner.

KITCHEN 3.33m (10'11") x 2.42m (7'11")

Fitted wall and base units with worktops over incorporating a stainless steel sink and drainer unit, breakfast bar and tiled splashbacks. Appliances include Zanussi double oven, Range Master 4 ring ceramic hob and Hotpoint freestanding fridge/freezer. Wall mounted Vaillant gas boiler. Window to side.

LOUNGE/DINER 6.68m (21'11") x 2.93m (9'7")

Stairs to first floor. Two windows to front and two windows to side. Feature fireplace with log burner. Cupboard housing electrics and 2 radiators.

FIRST FLOOR LANDING

Door to bedroom and eaves storage.

BEDROOM 1 3.95m (13'0") x 4.26m (14'0") Into Eaves

Double bedroom with dormer window to front and window to side. Two large eaves storage cupboards with one housing the hot water cylinder. Door to bedroom 3.

BEDROOM 3 3.6m (11'10") x 3.05m (10'0") Into Eaves

Single bedroom with dormer window to side. Fitted robes. Radiator. Door to bathroom.

BATHROOM 3.3m (10'10") x 1.97m (6'6") Into Eaves

Fitted with a three piece suite comprising bath with shower over, wash hand basin with medicine cabinet over and w.c. Radiator. Window to rear. Part tiled walls.

EXTERNAL

FRONT

Brick paved driveway providing parking for 2 cars. Access to side.

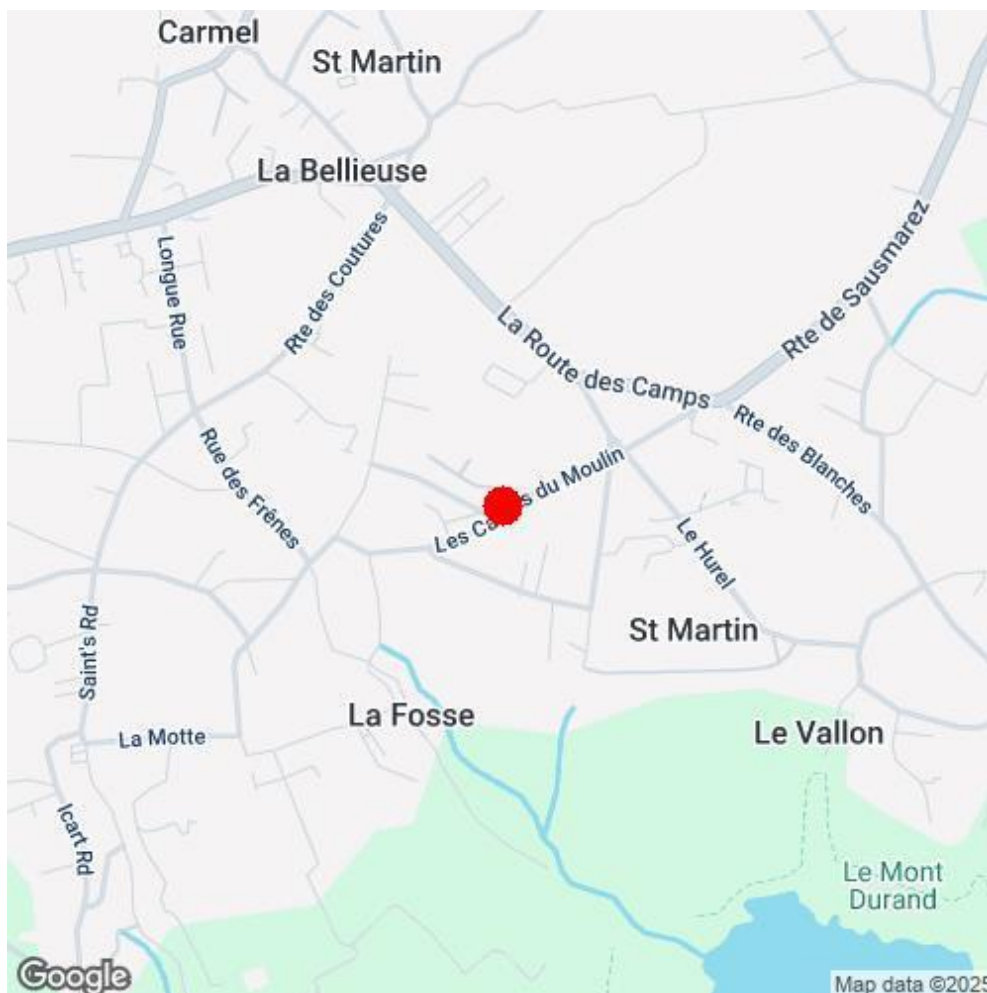
SIDE

Pedestrian access for maintenance and access to main entrance door with gate to rear.

REAR

Fenced in to 2 sides and adjoining house with gate to side. Mainly set down to patio slabs and concrete.

Chateaux Estate Agency is pleased to present `Cliffilan Cottage` to the local market. Offering upto four bedrooms this cottage is located in the tranquil lanes of St Martins and is only a short stroll to St Martins Village. The accommodation is set over two floors with the ground floor comprising of entrance hall, Kitchen, Lounge/diner with log burner, double bedroom, shower room and bedroom/garden room with patio doors to rear garden. To the first floor there is double bedroom with door to another bedroom and bathroom. Externally the property has parking for 2 vehicles to front and enclosed patio garden to rear. To book a viewing to see this property call Chateaux today on 244544.



SERVICES: Electric: Mains, Gas: Mains, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Zanussi double oven, Range Master 4 ring ceramic hob and Hotpoint freestanding fridge/freezer. Indesit dryer and Hotpoint washing machine.

WHAT3WORDS: hazy.tallest.divulges

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: <https://www.chateaux.gg>

