

Bellapais Lodge

Portinfer Road - Vale - GY6 8HJ

Price £1,295,000



REF: 2317

TRP: 439



- Prime West Coast position.
- Period family home.
- Flexible accommodation with up to 5 beds
- 3 reception rooms, large kitchen/dayroom
- Garden, parking & swimming pool
- Perry's Guide - Page 8 D1













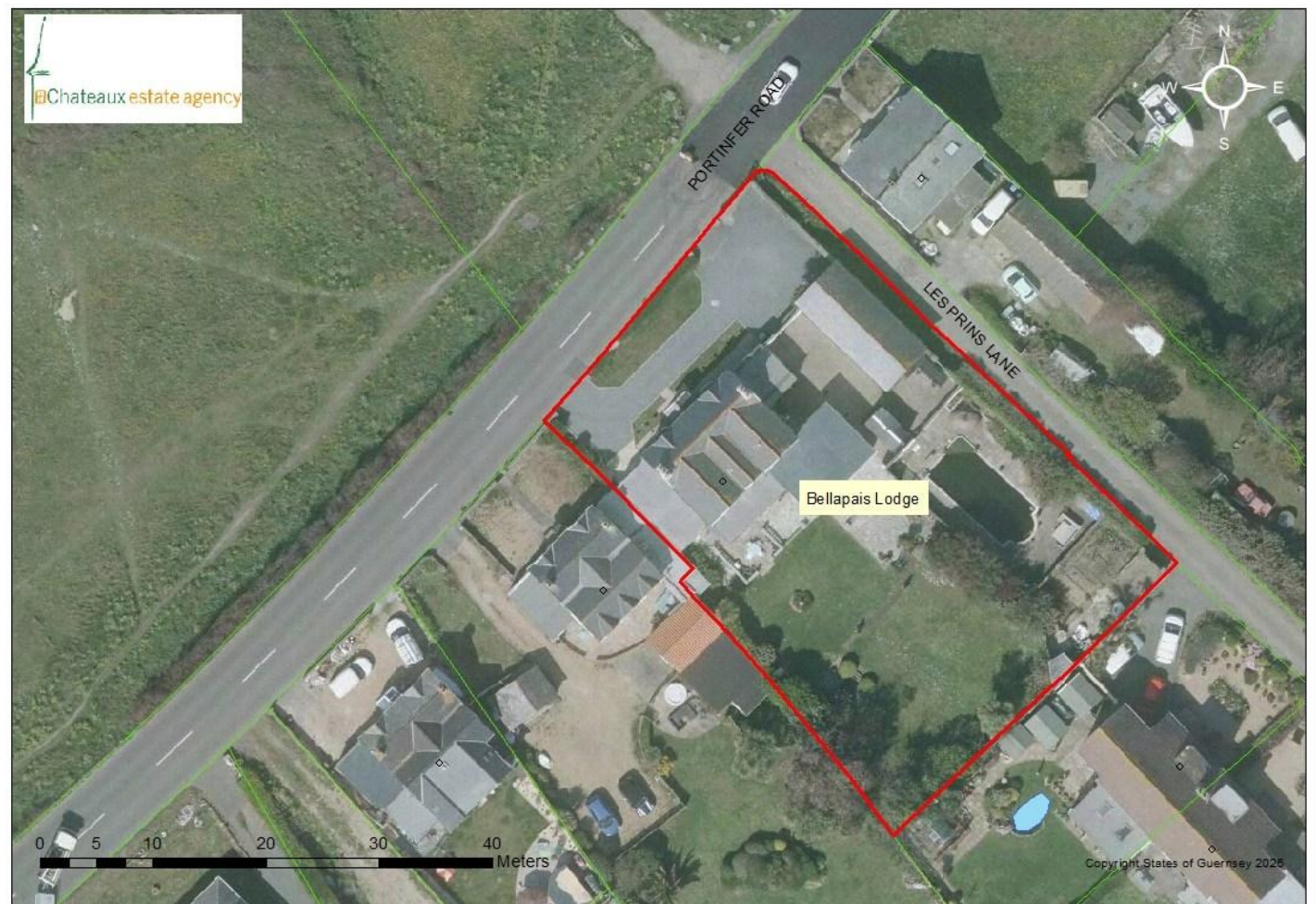






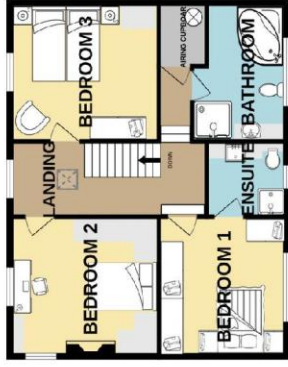




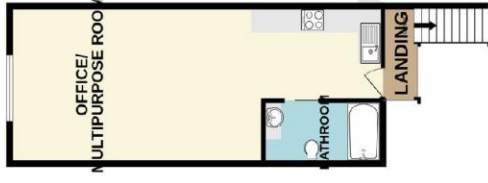




GROUND FLOOR



1ST 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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ENTRANCE PORCH 2m (6'7") x 1.31m (4'4")

With uPVC door as main entry door with leaded feature glazing. Half glazing to other walls, together with fan lights. Tiled flooring. Door to entrance hall.

ENTRANCE HALL 4.26m (14'0") x 2m (6'7")

With original tiled flooring, together with feature staircase with carved newel post, turned balustrades and hardwood handrail. Doors to inner hall and two rooms to front.

DINING ROOM 3.65m (12'0") x 3.65m (12'0")

With bay window to front overlooking common land with high line Seaviews. Fireplace (note not used for a while, check chimney before use) with alcove cupboard to right-hand side. Radiator in cover.

UTILITY 3.5m (11'6") x 3.4m (11'2")

Range of floor and wall units. Stainless steel sink and drainer, Hotpoint washing machine. Run of storage cupboard behind sliding door doors.

MUSIC/BEDROOM 3.65m (12'0") x 3.65m (12'0")

With bay window to front overlooking common land with high line Seaviews. Fireplace with alcove cupboards either side. Radiator.

REAR HALL

Doors to former kitchen, lounge, cloaks and kitchen. Large understairs cupboard. Shallow cupboard housing some electrical controls.

LOUNGE 6m (19'8") Max x 4.78m (15'8") Max

Feature corner open fireplace finished in Facing Bricks with timber mantel over. Windows to the rear and side, together with patio doors leading out and overlooking the rear garden. Timber beams to part of the room, two radiators.

FORMER KITCHEN, POSS STUDY or BEDROOM 3.57m (11'9") x 3.35m (11'0")

Now surplus to requirements. With a fully fitted oak kitchen, tiled worktop and tile splashback. Fitted appliances including a Hotpoint single oven, Panasonic Combi oven with extractor over, AEG dishwasher and a integrated fridge/freezer. Internal window to rear porch. Tiled floor. This room was previously used as the main kitchen, could be used for various usages including study, work from home office, or even open up into the dining room to make a much larger room. With the addition of a window to the gable this could also be converted into an additional bedroom if required.

CLOAKS 1.56m (5'1") x 0.98m (3'3")

WC with concealed system with cupboard either side and cupboard over. Hand wash basin. Window to rear. Heated towel rail. Tiled floor and walls.

KITCHEN/BREAKFAST/DAYROOM 5m (16'5") x 4.92m (16'2")

Recently fitted (2021) quality kitchen with extensive range of base and wall units and contrasting worktop over and matching up stand between worktops and wall units. AEG integrated dishwasher, AEG double oven, AEG single oven, Bosch Combi oven. Range master American style fridge freezer. Hotpoint hob with AEG extra over. Central Island with drawers and overhanging worktop forming breakfast bar.

Area for dining table. Windows to side and rear together with sliding patio door with corner window to rear overlooking garden. Electric feature fireplace with TV over. 2 kick space heaters. Pocket sliding door to rear hallway.

FIRST FLOOR LANDING 5.3m (17'5") x 1.95m (6'5")

Traditional Victorian staircase with turned balustrades and Hardwood handrail. Window to front, with views over common and sea. Doors to all first-floor rooms.

BEDROOM 1 3.76m (12'4") x 3.38m (11'1")

Double bedroom with range of freestanding bedroom furniture. Window to rear, overlooking garden. Door to ensuite. Radiator.

ENSUITE SHOWER ROOM 2.18m (7'2") x 2.05m (6'9")

Window to rear. Range of fitted bathroom furniture, wash hand basin set on drawer unit WC with concealed cistern and shower cubicle. Tiled walls. Dual fuel heated towel rail.

FAMILY BATHROOM 3.76m (12'4") x 2.37m (7'9")

Window to rear. Range of fitted bathroom furniture, wash hand basin set on drawer unit WC with concealed cistern and shower cubicle. Tiled walls. Dual fuel heated towel.

BEDROOM 2 3.88m (12'9") x 3.65m (12'0")

Double bedroom with range of fitted furniture. Feature Victorian-style fireplace with wooden mantle and surround. Window to front and side, enjoying common and sea views. Radiator.

BEDROOM 3 3.89m (12'9") x 3.65m (12'0")

Double bedroom with window to front, enjoying common and sea views. Radiator.

AIRING CUPBOARD 1.68m (5'6") x 1.24m (4'1")

Large airing/storage cupboard housing Megaflo hot water cylinder and slatted shelves.

A rare opportunity to purchase a superb family home, located along the picturesque West-coast in the sought-after Portinifer area. Bellapais Lodge has been in the same ownership for over 40 years and has been lovingly maintained and upgrade over this period. The present accommodation is very flexible and could provide for up to 5 bedrooms and 3 receptions rooms together with a fabulous kitchen/breakfast/day room overlooking the rear garden. There are common and sea views from the front of the property together with an in and out drive providing parking for multiple cars. In addition to the main house the property has a large single attached garage and in a separate building a large 2 car depth garage/workshop with accommodation above with a multipurpose use possible such as a fabulous work from home facility, a separate unit of accommodation or almost any use associated with the main house. To the rear is a large walled in pet and child friendly garden with a separate area dedicated to a swimming pool and changing rooms, all of which will require refurbishment. The property also benefits from a vegetable garden with access from the adjoining private track to the north side. With lots of character, this is a special home in a very desirable location, so early viewing is highly recommended to appreciate all that Bellapais Lodge has to offer. Call a member of the Chateaux team on 244544 to arrange that escorted viewing.

GARAGE 7.66m (25'2") x 3.38m (11'1")

With roller shutter door to front and recently installed electric boiler. Windows and door to rear.

GARAGE/WORKSHOP BLOCK

GROUND FLOOR GARAGE/WORKSHOP 9.85m (32'4") x 4.14m (13'7")

Double-length garage/workshop. Electric up and over garage door to front, three windows to the side, and a window and door combination to the rear. Hot water cylinder serving room above.

FIRST FLOOR, OFFICE/MULTI PURPOSE/ACCOMODATION 9.87m (32'5") Max x 4.37m (14'4") Max

External metal staircase coming up to the first floor landing with a door into the first-floor accommodation. Comprising an open-plan room with potential for various uses, subject to planing approvals. Two electric radiators. Window on the front gable with fablous views across common land and bay. Sliding door to...

BATHROOM 3.14m (10'4") x 1.66m (5'5")

Bathroom with fully tiled walls and sanitaryware comprising a bath, WC, wash basin set on unit with storage cupboard to the side.

EXTERNAL

Brickwork courtyard with access to utility room, rear garden, main garage, and staircase to accommodation above. Gate through to swimming pool area. Swimming pool area with Pool, garden room and patio area around the pool. Gate to brickwork courtyard and rear garden. Further gate through the vegetable garden. The pool and surrounding area is in need of renovation to bring it back to its former glory.

REAR GARDEN.

Walled in on all sides providing pet and child safe garden. Small pond. Two patio areas. Gate through to vegetable garden with ramp up to gate (needs attention) providing access from adjoining track. Garden store building useful for tools, together with separate garden shed.



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

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

LISTED APPLIANCES: see description.

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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