

Les Cambrees

Rue Des Cambrees - Torteval - GY8 0LD

Price £1,900,000



REF: 2320

TRP: 469 (689)



- Traditional Guernsey Farmhouse with wing.
- Situated in the quiet lanes of Torteval.
- Farmhouse - lounge, dining room, kitchen, w.c, 3 bedrooms & ensuite.
- Wing - kitchen, lounge, 2 bedrooms, w.c & bathroom.
- 6 agricultural fields, formal gardens, courtyard, various outbuildings & parking.
- Perry's Guide - Page 26 C2.



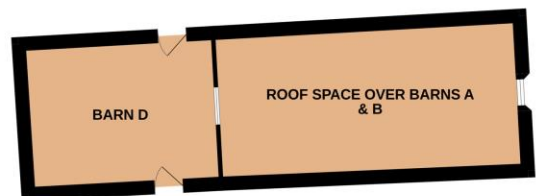








GROUND FLOOR



1ST FLOOR

MAIN HOUSE

ENTRANCE HALL

uPVC part glazed entrance door to front. Staircase to first floor with cupboard under. Doors to dining room, kitchen and lounge. Electric fuse boards to one wall. Tiled flooring. Radiator.

DINING ROOM 4.49m (14'9") x 3.92m (12'10")

2 uPVC windows to front and wooden window to rear. Feature tiled fireplace. Radiator. Exposed wooden beams.

LOUNGE 4.49m (14'9") x 4.43m (14'6")

uPVC window to rear and 2 to front. Stone fireplace with brick insert and wooden mantle together with matching side and t.v wings. Exposed beams to ceiling. Radiator.

KITCHEN 4.65m (15'3") x 2.68m (8'10")

Lean to kitchen with wooden windows and door to rear and side. Fitted base units with worktop over incorporating a stainless steel one and a half bowl sink and drainer unit. Appliances include Creda double oven with 4 ring hob, Hotpoint dishwasher, Hotpoint washing machine and oil fired boiler. Part tiled walls.

CLOAKROOM

Door and step up to lobby with uPVC window to side and door to cloakroom which comprises of w.c and uPVC window to side.

FIRST FLOOR LANDING

Split landing with window to rear. Doors to bedrooms 1, 2 and 3.

BEDROOM 1 4.42m (14'6") x 2.62m (8'7") Min

Double bedroom with uPVC window to front and wooden window to rear. Exposed beams. 4 door corner run of wardrobes together with cupboard with double doors housing hot water cylinder and slatted shelving. Radiator.

ENSUITE BATHROOM 2.4m (7'10") x 1.83m (6'0")

3 piece suite comprising bath with shower attachment over, pedestal wash hand basin and w.c. uPVC window to front. Exposed beams. Radiator.

BEDROOM 2 4.69m (15'5") x 4.47m (14'8")

Double bedroom with 2 uPVC windows to front and 1 wooden window to rear. Feature fireplace, exposed beams and radiator.

BEDROOM 3 3.43m (11'3") x 2.2m (7'3")

Single bedroom with uPVC window to front. Hatch to loft. Built in storage cupboard and radiator. Large roof space with scope to develop. (12m x 2.4m to underside of ridge)

WING

LOUNGE 5.02m (16'6") x 3.5m (11'6")

uPVC part glazed entrance door and window to side. Brick fireplace with tiled hearth and wooden mantle together with matching side and TV wings. Exposed beams and staircase to first floor with cupboard under. Built in cupboard housing electrics.

KITCHEN 4.16m (13'8") x 3.61m (11'10")

Fitted base units with worktops over incorporating a one and a half bowl sink and drainer in black and Hotpoint double oven with pull out extractor fan over. Space with electrics and plumbing for fridge/freezer, washing machine and dishwasher. uPVC window and door to rear and window to side. Feature exposed granite to one wall.

FIRST FLOOR LANDING

Split landing with 2 uPVC windows to side. Doors to all rooms. Exposed beams.

BEDROOM 1 3.51m (11'6") x 3.45m (11'4")

Double bedroom with 2 uPVC windows to front. Cupboard housing hot water cylinder. Exposed beams.

W.C. 2.15m (7'1") x 0.9m (2'11")

Fitted with w.c and uPVC window to side.

BEDROOM 2 2.69m (8'10") x 2.67m (8'9")

Single bedroom with uPVC window to rear.

BATHROOM 2.69m (8'10") x 1.45m (4'9")

Bathroom fitted with a 2 piece suite comprising bath with shower attachment over and wash hand basin set in vanity unit. Part tiled walls. Heated towel rail and sky light.

BARNs

LOWER BARNs - 3 traditional granite barns with small windows to east and west barns. Each have individual access.

UPPER BARNs - Granite steps up to stable style entrance door with matching door to rear leading to parking area. Exposed rafters and purlins to roof. Hatch through to large roof space area over lower barns with gable window to road side.

BARN A 4.15m (13'7") x 4.01m (13'2")

BARN B 4.27m (14'0") x 4.16m (13'8")

BARN C 5.24m (17'2") x 4.14m (13'7")

BARN D 5.25m (17'3") x 4.2m (13'9")

ROOF SPACE OVER BARNs A & B 9m (29'6") x 4.2m (13'9")

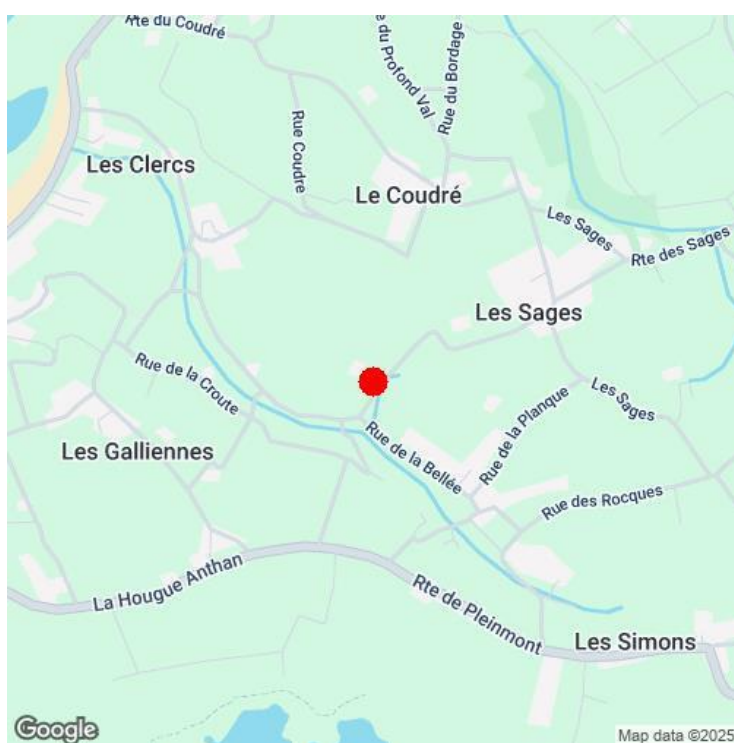
EXTERNAL

The property is approached from Rue des Cambrees lane with multiple entrances which include a private driveway with double car port, path through to formal gardens and parking area with access to barn D. There is also roadside access to the courtyard which provides access to the granite barns, house and wing and gate to the front of the property leading into formal gardens and main entrance doors to the farmhouse and wing.

The private driveway leads up to field A which is an Orchard field with track leading up to fields B and C. The track continues onto field D which is a good quality agricultural field and leads on to field E. Field F is located opposite the farmhouse on the other side of the lane.

The formal landscaped gardens are beautifully maintained and houses a potting shed and garage with double doors and window.

Chateaux Estate Agency is proud to present 'Les Cambrees' to the local market as Sole Agents. This 'picture postcard' traditional Guernsey Farmhouse is set in the tranquil lanes of Torteval and enjoys a notably quiet and peaceful location, surrounded by agricultural land. Nestled in a picturesque charming courtyard the 3 bedroom farmhouse has an added benefit of a separate 2 bedroom wing, perfect for those seeking multi generational living, as well as multiple barns and outbuildings, surrounded by approx. 5.3 acres of land. The accommodation in the farmhouse includes lounge, dining room, lean to kitchen and w.c to the ground floor, 2 double bedrooms, 1 ensuite bathroom and 1 single bedroom to the first floor. The wing was renovated in the early 90's and comprises kitchen/diner and lounge to the ground floor with 2 bedrooms, separate w.c and bathroom to the first floor. Externally the extensive grounds consist of '5' adjoining agricultural fields, plus an additional field opposite the property, formal gardens, attractive courtyard, 3 granite barns, double car port and driveway which provides vehicle access to all adjoining fields and ample parking. This is quite a unique opportunity to acquire an exceptional Guernsey property, to view please call Chateaux today on 244544 to fully appreciate what's on offer.



SERVICES: Electric: Mains, Gas: None, Oil Fired Boiler, Water: Well Water, Sewerage: Cesspit, Telephone: Landline, Broadband: None

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

LISTED APPLIANCES: Creda double oven with 4 ring hob, Hotpoint dishwasher, Hotpoint washing machine. Hotpoint double oven with pull out extractor fan over.

WHAT3WORDS: hunks.broking.monotony

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.

VIEWING STRICTLY BY APPOINTMENT ONLY

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