

Houmet Lodge

Le Douit Boudin - Castel - GY5 7UN

Price £895,000



REF: 2328

TRP: 338 (1121)



- Large property with 2 dwellings
- Great location not far from Cob Bay and close to Sausmarez Park
- Large lean-to workshop/garage
- Almost ½ acre with plenty of parking
- 2 generation property or home with income
- Perry's guide page 15 F1





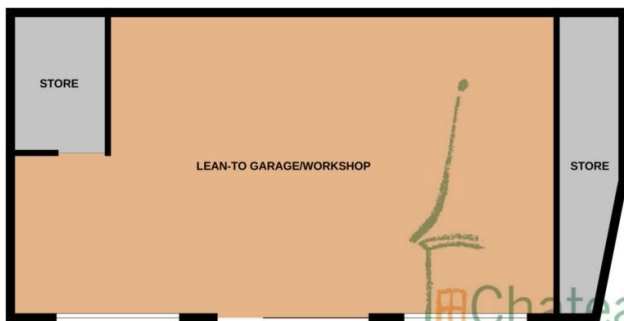








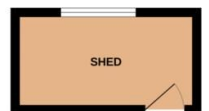




LEAN-TO WORKSHOP



GARDEN ROOM/UTILITY



SHED

Chateaux estate agency

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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LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

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LOWER GROUND FLOOR

PORCH 2.8m (9'2") x 1.4m (4'7")

Half glazed rear porch with leaded lights and door into dining room.

DINING ROOM 5.7m (18'8") x 3.9m (12'10")

Staircase to 1st floor with pine boarding to wall and side of stair. Series of cupboards in Pine with tall cupboard useful for coat, shoes and general storage.

KITCHEN 2.75m (9'0") x 2.6m (8'6")

With wall and base units finished in light oak with contrasting laminate worktop. One and a half sink. Hotpoint freestanding sliding oven. IGENIX under counter fridge. Window to rear. Tiled floor.

BEDROOM 2 3.9m (12'10") x 3.65m (12'0")

With window to front and side. Cupboard under the stairs. Tiled floor radiator. Low level cupboard housing income electrics and fuse board.

STAIRS TO GROUND FLOOR

Door through to entrance hall. Door into lounge.

LOUNGE 4.25m (13'11") x 3.9m (12'10")

Windows to front and rear. Working 1960s fireplace with shallow alcove cupboard to right hand side. 2 Radiators.

HALL

Steps down to hall with doors to bathroom, storage room & exterior.

BATHROOM

Large bathroom with bath, shower, wash hand basin and WC. tiled walls. Window rear. Radiator.

STORAGE ROOM

Large storage cupboard housing Kingspan hot water cylinder and window to side.

ENTRANCE HALL

uPVC door into entrance hall. Staircase to 1st floor. Door to landing with stairs to lower ground floor. Door to bedroom.

BEDROOM 1 4.25m (13'11") x 3.9m (12'10")

Fireplace with arched alcove either side. Window to front. Radiator.

STAIRS TO FIRST FLOOR

Doors to 2 bedrooms.

BEDROOM 3 4.25m (13'11") x 3.9m (12'10")

Double bedroom with window to front and side. Blocked in fireplace with timber surround. Radiator.

BEDROOM 4 4.25m (13'11") x 3.9m (12'10")

Double bedroom with window to front and side. Blocked in fireplace with timber surround. Radiator.

WING ENTRANCE HALL

uPVC half glazed door, opening into porch. Staircase to 1st floor. Doors to lounge and bedroom.

BEDROOM 1 - WING 4.7m (15'5") x 3.5m (11'6") Max

Double bedroom with window to front and understairs cupboards. Radiator.

LOUNGE - WING 4.8m (15'9") x 2.8m (9'2")

Arched opening from rear hall. Window to courtyard. Working fireplace with granite surround. Cupboard underneath stairs.

REAR HALL - WING

uPVC half glazed door into hall. Doors to Kitchen, WC and opening through to lounge.

WC - WING

KITCHEN/BREAKFAST ROOM - WING 4.33m (14'2") x 2.35m (7'9")

Range of floor and wall units. Extended worktop for breakfast bar. Single bowl stainless steel sink, Dishwasher, Hotpoint washing machine. Hotpoint oven & hob with extractor hood over & under counter fridge. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

Doors to both bedrooms and shower room.

BEDROOM 3 - WING 4.7m (15'5") x 2.6m (8'6") Max

L-shaped bedroom with windows to front and rear. Radiator.

SHOWER ROOM 2.73m (8'11") x 1.7m (5'7") Max

With walk-in shower, WC and wash hand basin. Window to rear. Radiator. Hatch through to roof space.

BEDROOM 2 - WING 4.7m (15'5") x 2.8m (9'2")

Window to front and rear. Blocked in fireplace with timber surround. Radiator.

GARDEN STORE 7.26m (23'10") Max x 4.4m (14'5") Max

To side of main house, Lean-to store with old oil storage tank and access to Lean-to Greenhouse.

GREENHOUSE

Lean-to greenhouse which requires either full renovation or demolition.

GARDEN ROOM 3.36m (11'0") x 3.27m (10'9")

Presently used as a garden room, could be useful as a home office or hobbies room.

UTILITY ROOM 2.90m (9'6") Max x 2.75m (9'0") Max

Utility room with window to rear, door and window to side. Base unit with Belfast sink. Washing machine and Freestanding fridge freezer and chest freezer.

WC 1.34m (4'5") x 1.27m (4'2")

Outside WC ideal for when out in the garden.

LEAN TO WORKSHOP 11.90m (39'1") Max x 6.1m (19'9") Max

Large workshop/garage with internal room.

SHED 3.52m (11'7") x 1.87m (6'2")

Block built shed.

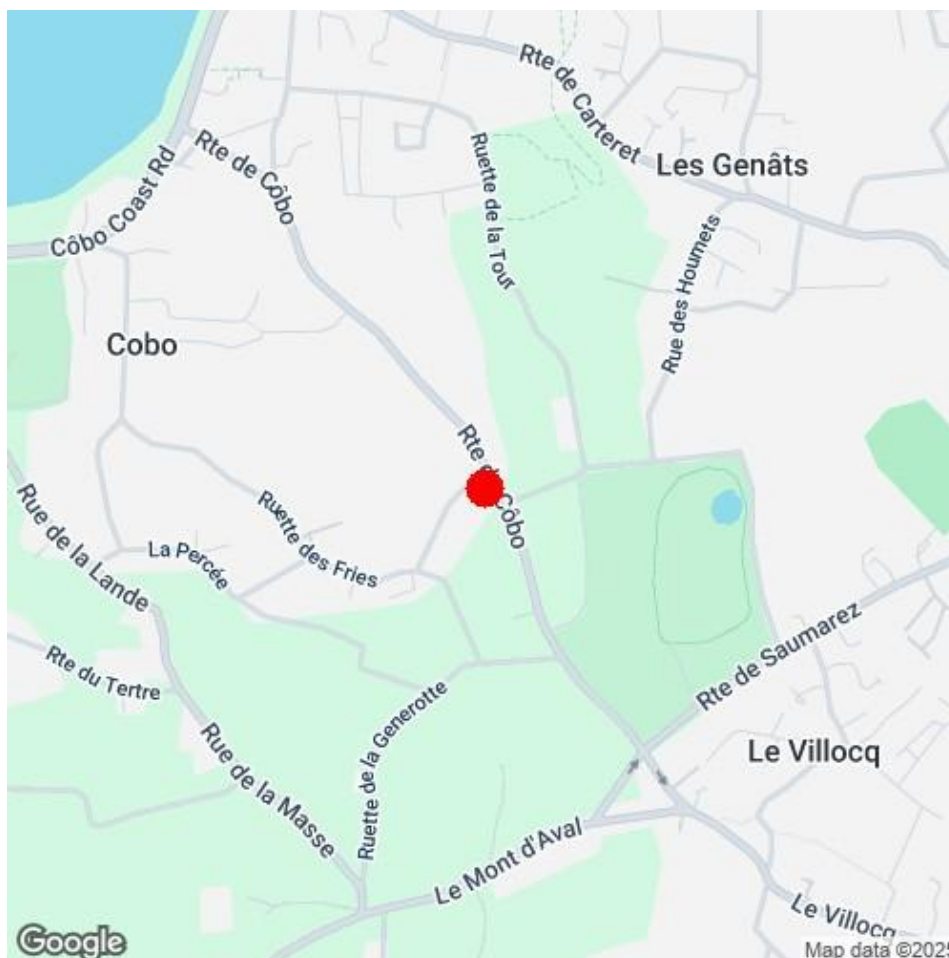
GLASSHOUSE

Large greenhouse with established mature planting. The structure either requires a maintenance programme or possible demolition to return the area to open land.

EXTERNAL

Approached from Le Douit Boudin lane to the side of the property with granite walls either side of two large granite pillars forming entrance into large driveway with parking for multiple cars. Large lean to workshop and block storage shed. Garden room and utility in separate building. 2 large greenhouses in need of either repair or removal to open up area of land. Garden area with exposed gravel concrete paths to rear garden which is set out as an Orchard. Large lean-to greenhouse along main roadside wall requiring attention. External oil fired boiler. Attached to the main house is a lean to workshop area housing disused oil tank and leading into lean-to greenhouse requiring attention. Pergola area with granite walls providing a nice area to sit out on a sunny day. This property has lots of potential and we would recommend viewing to fully appreciate what it has to offer.

Situated on the corner of Route du Cobo and Le Douit Boudin, Houmet Lodge will appeal to a prospective purchaser looking for either a large family home with an additional 2/3 bedroom property possibly for a family member to create a 2-generation home or for a property with income. In addition to the 2 houses there are outbuildings comprising a large lean-to workshop/garage, a garden room/utility, block built shed and a large greenhouse and lean-to greenhouse, both require attention or demolition to provide a larger area of open land. The whole site measures close to ½ acre and is within a short 800m stroll from Cobo Bay and only 50m distance to the rear carpark of Saumarez Park. The property boasts ample parking, in a sought-after location that provides the opportunity to accommodate a growing family or seeking a comfortable space for guests or rental income and although perfectly habitable there is scope for modernisation in places both internally and externally to suit your needs. To arrange to view, please contact a member of the team here at Chateaux on Tel: 244544.



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

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

LISTED APPLIANCES: Hotpoint freestanding sliding oven. IGENIX under counter fridge. Dishwasher, Hotpoint washing machine. Hotpoint oven & hob with extractor hood over & under counter fridge. Washing machine and Freestanding fridge freezer and chest freezer.

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.