

La Petite Demeure

Rue Godfrey - Vale - GY3 5EG

Price £865,000



REF: 2355

TRP: 156/228



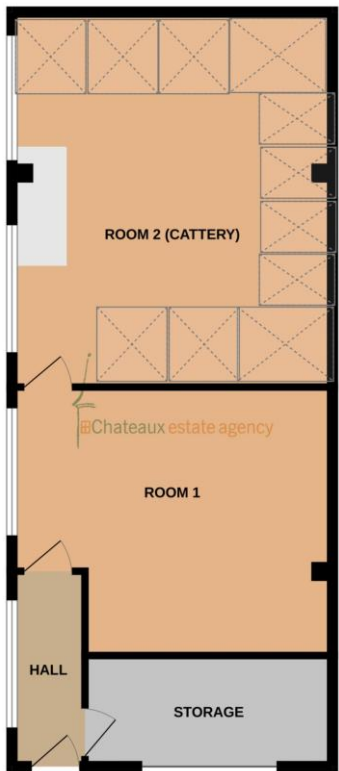
- Well presented semi-detached cottage.
- Ideally located a stroll from Bordeaux Harbour.
- 3/4 bedrooms, bathroom & shower room.
- Lounge, kitchen/breakfast room & sun room.
- West facing garden with large workshop.
- Perry's Guide - Page 7 H5







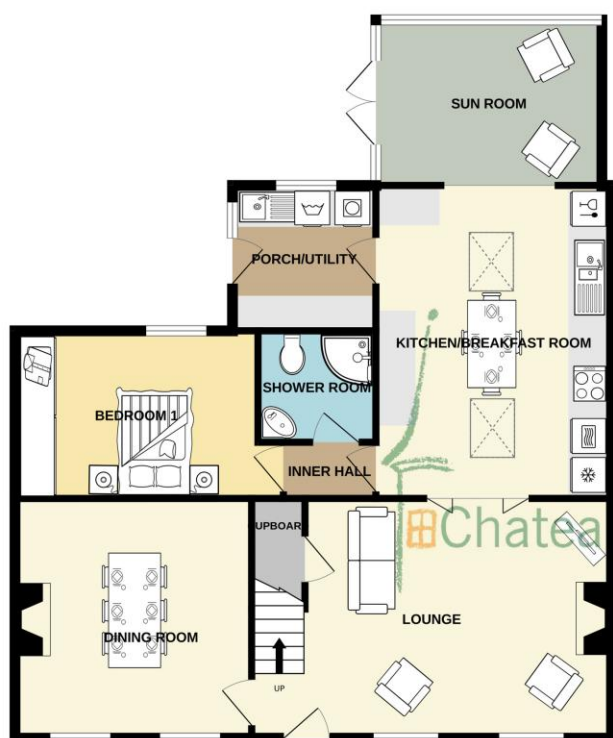




GROUND FLOOR

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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GROUND FLOOR



1ST FLOOR

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Chateaux are delighted to offer "La Petite Demeure" to the local market as sole agents. This well presented, character filled cottage is ideally located just a short stroll from Bordeaux Harbour and a gentle walk from Beaucette Marina. It's a deceptively spacious property offering up to 4 bedrooms, lounge, kitchen/breakfast room, dining room/bedroom 4, sun room, shower room, bathroom and utility porch. The fully enclosed west facing gardens are laid to patio, decking and lawns with mature planting. Apart from offering plentiful parking, the tarmac driveway leads to a large workshop (which had previously been converted into a cattery) which could suit a number of different uses. This property really must be seen to fully appreciate all it has to offer so book a viewing today on 244544.

LOUNGE 6m (19'8") Max x 4m (13'1")

Half glazed UPVC front door leading into lounge. Nice size living room with large feature fireplace (blocked at present), exposed beams and bifold doors to kitchen/diner. Two windows to front. Two radiators. Stairs to first floor with large under stairs cupboard.

DINING ROOM/BEDROOM 4 3.95m (13'0") x 4m (13'1")

Great formal dining room with feature fireplace and exposed beams. Two windows to front. With other areas to dine this room could be used as Bedroom 4.

KITCHEN/BREAKFAST 5.15m (16'11") x 3.65m (12'0")

Fitted with a range of dark oak wall and base units with laminate worktops over. Appliances include electric oven Neff microwave, ceramic hob, Miele freestanding dishwasher and Hotpoint freestanding fridge/freezer. 2 roof lights over. Ample space to dine and opening through to sun room.

INNER HALL 1.6m (5'3") x 0.9m (2'11")

With doors to shower room and main bedroom. Nook recess for hanging coats with granite feature.

BEDROOM 1 4.05m (13'3") Including Wardrobes x 2.8m (9'2")

Good double bedroom with a wall fitted robes and window to front. Radiator.

SHOWER ROOM 1.8m (5'11") x 1.8m (5'11")

Fitted with a three-piece suite in white comprising quadrant shower, corner wash basin set on vanity unit and WC.

SUN ROOM 3.65m (12'0") x 2.74m (9'0")

With large windows to rear and patio doors to side leading to decked seating area and garden.

UTILITY 2.5m (8'2") x 1.9m (6'3")

Fitted wall and base units in dark oak with laminate worktop over including 1 1/2 bowl sink, Miele washing machine and condensing tumble dryer. Window's to rear and side, half glazed UPVC door to rear.

FIRST FLOOR LANDING 3.25m (10'8") x 1.9m (6'3")

Stairs and landing with doors off to 2 bedrooms and family bathroom. Run of fitted eaves cupboards. Window to rear.

BEDROOM 2 4.05m (13'3") x 3.25m (10'8") Into Eaves

Double bedroom with large fitted robe and a run of eaves storage cupboards. Window to rear and Velux roof window to front. Base units with wash basin over. Radiator.

BEDROOM 3 3.25m (10'8") x 3.21m (10'6") Into Eaves

Good single with large fitted robe and run of eaves storage cupboards. Window to side and Velux roof window to front. Hatch to roof space.

FAMILY BATHROOM 3.05m (10'0") x 2.8m (9'2")

Partly tiled with four-piece bathroom suite in cream comprising bath, shower cubicle, wash hand basin on pedestal and WC. Window to rear. Electric radiator. Cupboard housing hot water cylinder and door to loft storage.

OUT BUILDING (Former Cattery)

Previously used as a cattery, with half glazed UPVC door and up and over garage door to front leading into entrance hall and storage room. Door to room two. Generous storage area with large window to side and door to storage room three. This was the main cattery room and featured two large windows to side. This workshop would be ideal for many different uses.

STORE 3.96m (13'0") x 1.77m (5'10")

HALL 3.1m (10'2") x 1.18m (3'10")

ROOM 1 5.25m (17'3") x 4.25m (13'11") Max

ROOM 2 (former Cattery) 6.1m (20'0") x 5.25m (17'3")

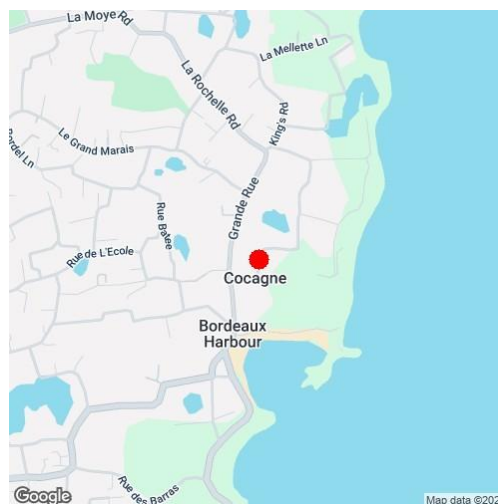
EXTERNAL

FRONT

Patio area to front with feature planters and initial section of Tarmac driveway with parking for at least two cars. Gates leading onto long drive which could fit multiple vehicles. External oil fired boiler to gable.

SIDE & REAR

A mixture of patio, decking and lawned areas all with mature planted borders. Great orientation for all those areas. Wooden fencing completes this fully enclosed garden and driveway which leads to large workshop/store (formally used as a cattery). Wooden shed and oil tank.



SERVICES: Electric: Mains Water: Mains, Sewerage Cesspit Telephone Supply Type: Landline, Broadband Supply Type: Unknown

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

LISTED APPLIANCES: Electric oven, Neff microwave, ceramic hob, Miele freestanding dishwasher, Hotpoint freestanding fridge/freezer. Miele washing machine and tumble dryer

WHAT3WORDS: cautious.verse.winning

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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