

# Tamarisk

La Rue Du Crocq - St Saviour - GY7 9XG

Price £POA



REF: **2361**

TRP: **203**



- Prime West Coast position with development potential
- With panoramic sea and bay views
- Either, extend or re develop to provide your `Grand Design` home
- Rare opportunity to acquire just under half acre site
- Accompanied viewings only please
- Perrys ref: page 13 F3

































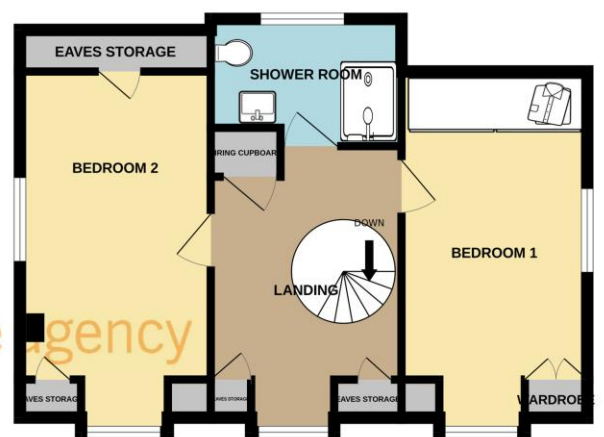








GROUND FLOOR



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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Chateaux Estates are proud to offer to the market "Tamarisk", one of the last remaining untouched Prime locations on the West Coast. The views are just spectacular from the current property which comprises kitchen/breakfast room, dining room, lounge, conservatory and cloakroom on the ground floor with 2 bedrooms and family bathroom on the first floor. The property is dated but more than habitable, but should you wish to make the most out of the site, with the right creative architectural input, this could be one amazing property in such an enviable position if it was redeveloped and relocated within the property ownership. Tamarisk is approached at the Richmond Corner end of Vazon Coast Road, over a private driveway with a right of way past an old German bunker and onto the site.

Within the ownership boundaries the whole garden is of a mature nature. This would benefit from professional landscaping especially if the site was redeveloped and any replacement dwelling repositioned to further take advantage of the fabulous location and panoramic sea views.

In summary, if you have the imagination, you could make this a truly Grand Design home and an amazing property to live in.

To view this exciting opportunity, contact a member of the team here at Chateaux on 244544. *Escorted viewings only please.*

**CONSERVATORY 3.68m (12'1") x 2.52m (8'3")**

Lean to single glazed conservatory with full height glazed walls, sheet roofing and double sliding doors providing access. Door into in a hall.

**HALL 2m (6'7") x 1.37m (4'6")**

Door to WC, lounge and dining room. Cupboard housing incoming electrics and area for coats and shoes.

**CLOAKS 1.47m (4'10") x 1.37m (4'6")**

Window to front. WC and wash and basin with storage cupboard over.

**LOUNGE 6.81m (22'4") x 3.65m (12'0")**

Two windows to front enjoying sea views. Fireplace to one end with multi fuel stove. Spiral staircase to 1st floor. Door to entrance hall. 3 radiators.

**KITCHEN/BREAKFAST 4.65m (15'3") x 2.78m (9'1")**

Range of floor and wall units. Hotpoint eye level oven. Ceramic hob with extract over, single bowl sink with drainer. Window to side. Doors to lounge and porch.

**DINING ROOM 3.54m (11'7") x 2.8m (9'2")**

Window to rear, opening through to the kitchen/breakfast room.

**PORCH 1.77m (5'10") x 1.08m (3'7")**

Windows to both sides and door to rear. Grant oil boiler.

**FIRST FLOOR LANDING 3.42m (11'3") x 2.76m (9'1")**

Spiral staircase leading up to large landing. Dormer to front with magnificent sea and coastal views of across Vazon bay to Fort Houmet. Hatch through to loft. Eaves cupboards to front. Cupboard housing hot water cylinder. Doors to both bedrooms and bathroom.

**BEDROOM 1 4.49m (14'9") x 2.57m (8'5")**

Double bedroom with fitted robes. Dormer window to front again with fabulous views over Vazon Bay. Gable window provide views over large mature garden.

**BEDROOM 2 4.46m (14'8") x 2.75m (9'0")**

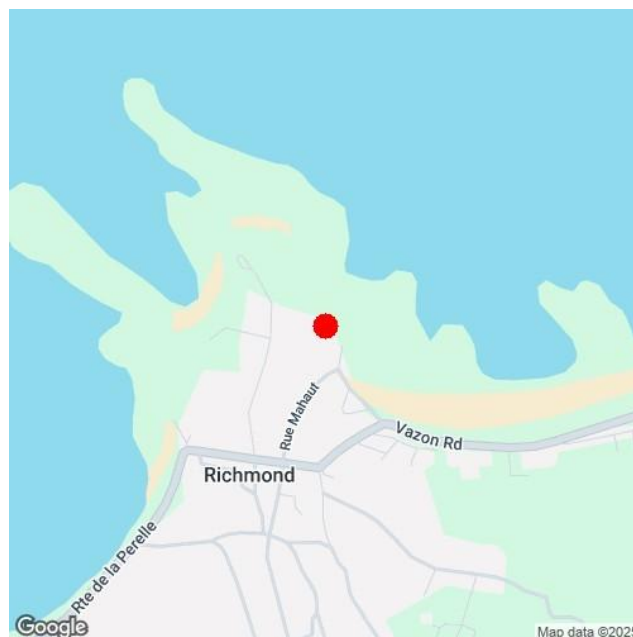
Double bedroom with dormer window to front and gable window both with fabulous views over Vazon Bay.

**BATHROOM 2.72m (8'11") x 1.88m (6'2")**

Set in dormer window to rear, 3 piece bathroom including shower, WC and wash hand basin.

**EXTERNAL**

Almost half acre of land with Large domestic greenhouse and garden shed/garage used for storage but in need of attention and a shed to the end of the garden.



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

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

**LISTED APPLIANCES:** Hotpoint, ceramic hob with extract

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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