

Pres De Fauville

Les Canus - St Sampson - GY2 4UL

Price £850,000



REF: **2384**

TRP: **229**



- Detached 2 bedroom cottage with 2 bedroom wing.
- Situated in St Sampsons.
- Character features throughout.
- Attractive rear garden with large summer house.
- Parking for multiple vehicles to front.
- Perry's Guide - Page 9 G4.



















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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MAIN HOUSE

ENTRANCE HALL 6m (19'8") x 1.8m (5'11")

uPVC part glazed door to front. Cupboard housing incoming electrics for main house and wing with storage cupboard. Stairs to first floor with cupboard under, housing hot water cylinder and shelving. Doors to dining room, lounge, conservatory and kitchen. Internal window to lounge and wooden flooring. Radiator.

LOUNGE 7.2m (23'7") x 3.85m (12'8")

Great size lounge with 2 windows to front. Internal windows to entrance hall and conservatory. Interconnecting door to wing. Feature fireplace with multi fuel stove and alcoves to either side, both with built in cupboards. 2 radiators and wooden flooring.

CONSERVATORY 5.75m (18'10") x 2.8m (9'2")

Glazed to rear and side set on low rendered walls with double patio doors to rear. Internal window to lounge and door to shower room. Appliances include Lec freezer, Indesit tumble dryer and Bosch washing machine. Wall heater and tiled flooring.

SHOWER ROOM 2.66m (8'9") x 1.65m (5'5")

Fitted with a 3 piece suite comprising corner shower cubicle, w.c and wash hand basin with mirror and light over. Heated towel rail. Window to rear. Silavent extractor fan. Part tiled walls and floor.

KITCHEN/DINER 6.83m (22'5") x 3.05m (10'0")

Fitted wall and base units with Oak door fronts and contrasting laminate worktops over incorporating a one and a half bowl sink and drainer unit and tiled splashbacks. Rollable Island unit with Granite worktop. Appliances include Neff eye level single oven with plate warmer under and combi oven over, Neff ceramic hob with stainless steel Whirlpool extractor fan over, Bosch dishwasher and Statesman under counter fridge. Exposed Granite wall with built in desk and multi fuel fire. Space for dining table. Window to front, rear and 2 to side. Wooden flooring and 2 radiators.

STAIRS TO FIRST FLOOR LANDING 3.48m (11'5") x 1.8m (5'11")

Split landing with window to rear. Doors to bedrooms and bathroom. Hatch to loft with pull down ladder.

BEDROOM 2 3.75m (12'4") x 3.45m (11'4") Max

Window to rear. Radiator.

BEDROOM 1 4.2m (13'9") Into Eaves x 3.75m (12'4")

Double bedroom with Captains window and Velux to front. Radiator.

BATHROOM 3.17m (10'5") Into Eaves x 1.8m (5'11")

Fitted with a 4 piece suite comprising bath with shower attachment over, w.c, bidet and wash hand basin set in vanity unit with mirror and light over. Built in cupboard. Feature granite wall and window to side. Radiator.

WING

KITCHEN/LOUNGE/DINER 7.4m (24'3") x 3.6m (11'10")

uPVC 1/2 glazed door to side. 2 windows to side and 1 window to front. Open plan living with ample space to relax, cook and dine in. The kitchen area has fitted wooden wall and base units with contrasting laminate worktops over incorporating a stainless steel sink and drainer unit, built in wooden chopping board and tiled splashbacks. Appliances include Neff oven with Bosch hob and ATAG extractor fan over, Hotpoint washing machine and Hotpoint slimline dishwasher, Indesit fridge and Neff freezer. Space for dining table. Stairs to first floor with cupboard under housing hot water cylinder. Interconnecting door to main house. Radiator.

SHOWER ROOM 2.66m (8'9") x 1.1m (3'7")

Fitted with a 3 piece suite comprising corner shower cubicle, w.c and pedestal wash hand basin with mirror and light over. Heated towel rail. Window to side. Part tiled walls and floor.

STAIRS TO FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM 1 4.15m (13'7") Into Eaves x 2.6m (8'6")

Double bedroom with dormer window to front and window to side. Over stairs storage cupboards. Wooden floor. Radiator.

BEDROOM 2 3.68m (12'1") x 3.1m (10'2")

Double bedroom with dormer window to rear. Radiator and wooden floor.

SUMMERHOUSE

MAIN AREA 4.2m (13'9") x 3.6m (11'10")

2 windows to either side and window and double doors to front. Doors to rooms 1 and 2. Access to mezzanine storage.

ROOM 1 2.15m (7'1") x 2.1m (6'11")

Window to side and rear.

ROOM 2 2.15m (7'1") x 2.1m (6'11")

Window to side and rear.

EXTERIOR

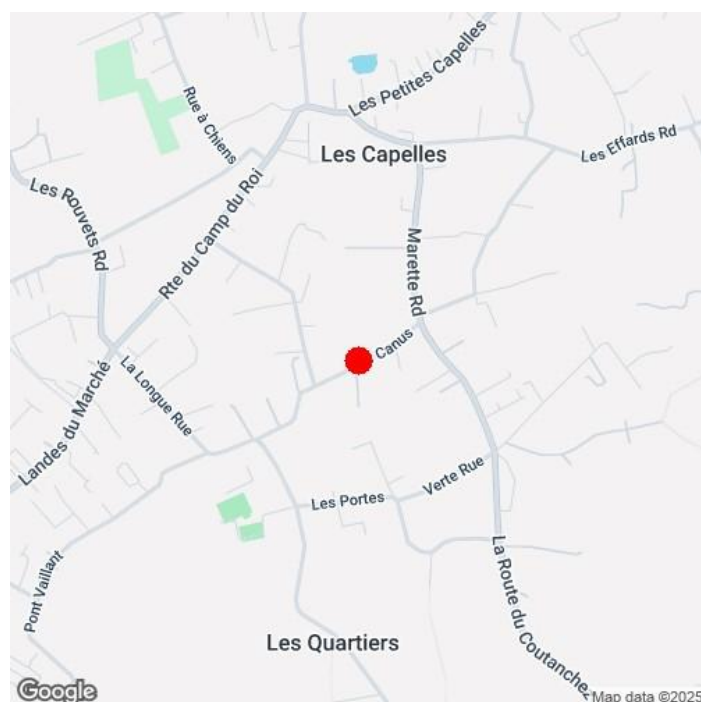
FRONT

With 2 pedestrian gates and vehicle opening from Les Canus road with area mainly laid to gravel providing parking for multiple vehicles.

REAR

With block work, granite and fence walls forming boundaries, together with mature well established shrubs. Garden mainly laid to lawn. Small potting greenhouse. Hedging concealing area for garden refuse with dilapidated garden shed. Gate to side of house providing access to front. There is also a well which with some attention could be brought back to a working condition.

Pres De Fauville is a detached 2 bedroom character cottage with a 2 bedroom wing, situated a stones throw from Hautes Capelles school and a short drive into Town. The accommodation in the main house comprises entrance hall with staircase to first floor, lounge with multi fuel stove and interconnecting door to wing, kitchen/diner with feature exposed granite wall, conservatory and shower room to the ground floor and 2 bedrooms and family bathroom to the first floor. The wing comprises open plan kitchen/lounge/diner and shower room to ground floor and 2 double bedrooms to first floor. Externally the property boasts an attractive rear garden mainly laid to lawn with a large summer house and ample parking to front. This property is an ideal opportunity for purchasers looking to buy a multi generational house or a property with an option of receiving a rental income. To view please call Chateaux today on 244544.



SERVICES: Electric: Mains, Gas: Unknown, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

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

LISTED APPLIANCES: Neff eye level single oven with plate warmer under and combi oven over, Neff ceramic hob with stainless steel Whirlpool extractor fan over, Bosch dishwasher and Statesman under counter fridge. Neff oven with Bosch hob and Atag extractor fan over, Hotpoint washing machine and Hotpoint slimline dishwasher, Inesit fridge and Neff freezer. Lec freezer, Indesit tumble dryer and Bosch washing machine.

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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