

Les Petites Mouettes

La Greve - Vale - GY3 5AR

Price £1,740,000



REF: **2432**

TRP: **590/603**



- Open Market detached family home.
- Situated in a quiet lane by L'Ancrese Common.
- Versatile accommodation throughout to suit.
- Large rear garden with pool, patio and nature area.
- Garage/store and ample parking.
- Perry's Guide - Page 6 C4.

























Les Petites Mouettes

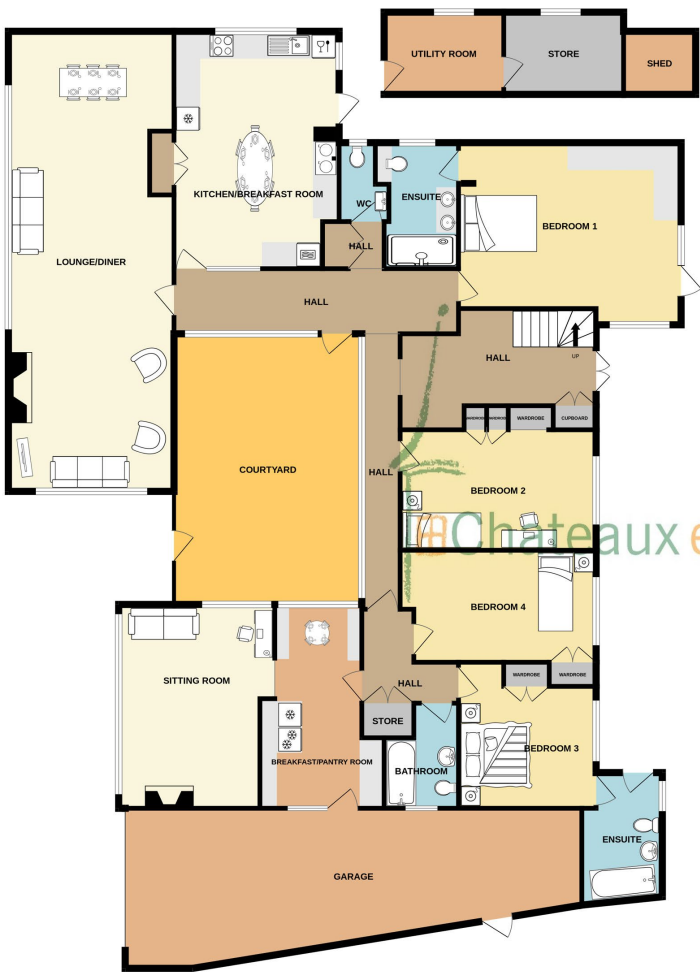
VALE-MISC30



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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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COURTYARD

Wooden door to front opening into private entrance courtyard which is laid to Stone Bond. uPVC wood effect entrance door to side.

ENTRANCE HALL

L shaped entrance hall with glazing to 2 sides overlooking the courtyard area. Doors to lounge/diner, kitchen/breakfast room, WC, bedroom 1, bedroom 2, inner hall and archway to rear hall. 2 Dimplex night storage heaters. Cupboard housing Dimplex hot water cylinder. Wooden floor.

LOUNGE/DINER 11.57m (38'0") x 4.17m (13'8")

Great size room to relax and dine in with windows to front and side allowing lots of natural sunlight into the room. Feature Sandstone fireplace with oak mantle housing a multi fuel burner. Serving hatch through to kitchen. 2 Dimplex night storage heaters. Wooden flooring.

KITCHEN/BREAKFAST ROOM 5.97m (19'7") x 4.15m (13'7")

Fitted wooden wall and base units with a combination of wooden and granite effect laminate worktops over incorporating a stainless steel double bowl sink and drainer unit with brick and tiled splashbacks. Appliances include LEC fridge/freezer, 4 ring hob, Hotpoint dishwasher, AGA and eyelevel Hotpoint double oven. Cladded vaulted ceiling with large Velux window to rear. uPVC glazed door to rear and window side. Serving hatch to dining area and Dimplex night storage heater. Tiled floor.

UTILITY/STORE

The utility store is split into 2 rooms, with the first room having a window to side and various shelving. Russell Hobbs chest freezer and door to 2nd half of the room. The second half of the room has a window to side and Samsung washing machine.

SHED

Lean to shed split into three with wood storage to the top part, block internal walls storage room to side and pool room housing equipment for the pool.

WC 1.99m (6'6") x 1.13m (3'8") Max

Fitted with a two piece suite comprising WC and small wall hung wash hand basin with mirror and light over. Tiled splashback and tiled floor. Window side.

BEDROOM 1 5.6m (18'4") x 4.63m (15'2") Max

Double bedroom with a range of fitted robes. Window to side and window with door to rear opening out to patio area with views across the garden and swimming pool. Door to ensuite shower room. Two Dimplex night storage heaters. Wooden flooring.

ENSUITE SHOWER ROOM 3.18m (10'5") x 2.09m (6'10") Max

Fitted with a three-piece suite comprising walk in shower cubicle with glazed screen, WC and vanity unit with twin wash hand basins set in Corian worktops with mirrors and lights over. Towel. Window to side. Tiled flooring and part Respatex walls.

BEDROOM 2 4.93m (16'2") x 3.63m (11'11")

Double bedroom fitted with twin robes. Window to rear overlooking the garden and pool area. Dimplex night storage heater.

INNER HALL

Doors to bedrooms 3 and 4, pantry room and bathroom. Cupboard housing hot water cylinder with storage cupboard above.

BEDROOM 4 4.78m (15'8") Max x 2.83m (9'3") Max

Double bedroom with window to rear overlooking garden and swimming pool. Fitted robes and shelving. Dimplex night storage heater.

BEDROOM 3 3.69m (12'1") Max x 3.63m (11'11")

Double bedroom with large window to rear overlooking the garden and swimming pool. Fitted robes and door to ensuite bathroom. Dimplex night storage heater.

ENSUITE BATHROOM 3.11m (10'2") x 1.68m (5'6")

Fitted with a three-piece suite comprising bath with shower attachment, pedestal wash hand basin with mirror fronted cabinet over and WC. Window to rear and door to patio area. Tiled walls and tiled floor. Dimplex wall heater.

FAMILY BATHROOM 2.56m (8'5") x 1.86m (6'1")

Fitted with a three-piece suite comprising bath with shower over, stainless steel sink set in vanity unit with mirror and light over and WC. Window to side. Dimplex wall heater. Part tiled walls and tiled floor.

BREAKFAST/PANTRY ROOM 5.13m (16'10") Max x 3.16m (10'4") Max

Wooden door and window to side opening into garage and large window to the other side overlooking the private courtyard. Fitted with various shelving to all walls. Door to inner hall and opening to sitting room. Dimplex night storage heater.

SITTING ROOM 5.07m (16'8") x 3.93m (12'11") Max

Light and airy room with floor to ceiling windows to front and side. Feature granite fireplace housing a wood burner. Dimplex night storage heater.

GARAGE/WORKSHOP 12.63m (41'5") x 4.02m (13'2") Max

Up and over electric garage door to front with wooden entrance door to house. Two internal windows to house and wooden door to side leading out to path. Skylight. Housing incoming electrics and solar controls. Various shelving, hooks and workbench.

REAR HALL

Archway to hall and staircase to 1st floor. Storage cupboard and uPVC glazed double doors leading out to patio area. Two windows to rear and Velux to rear. Dimplex night storage heater.

FIRST FLOOR LIVING AREA 6.84m (22'5") Max x 6.21m (20'4") Max

Beautiful light room with a run of windows to front providing stunning views across the common. Windows and Velux to rear. Doors to bedroom 5, bedroom 6/storage room and bedroom 7/workshop. Dimplex night storage heater.

BEDROOM 5 5.54m (18'2") x 5.27m (17'3")

Large double bedroom with Velux window to front and windows to side. Fitted robes. Hatch to loft and doors to first floor living area and ensuite bathroom. Dimplex night storage heater and eaves storage.

ENSUITE BATHROOM 4.17m (13'8") x 3.01m (9'11")

Fitted with a 4 piece suite including bath, separate shower cubicle, pedestal wash hand basin with mirror over and WC. Wall mounted Dimplex heater. Large floor window to rear and eaves storage.

BEDROOM 6/STORAGE ROOM 5.72m (18'9") x 5.12m (16'10")

Double bedroom with large window to rear and windows to side. Hatch to loft. Eaves storage and Dimplex night storage heater.

BEDROOM 7/WORKSHOP 6.56m (21'6") x 3m (9'10")

Fitted robes to one side. 4 windows and 2 Velux windows to rear. Currently used as a workshop with fitted workbench and shelving. Dimplex night storage.

EXTERIOR

FRONT/SIDE

The property is approached over a private residents lane into gravel driveway providing parking for up to five cars together with another small parking area for additional 2 vehicles. Lawn garden with beautifully maintained mature shrubs and plants. Access to either side of the property leading to rear garden. Entrance door to private courtyard area.

REAR

The beautifully maintained rear garden is mainly laid to lawn with various mature trees, shrubs and plants together with rockery and vegetable patch. Large wraparound patio area with a covered pergola and steps up to raised patio housing freshwater swimming pool. The garden is bounded by hedging, fencing and walls and has a rural outlook. Gate to nature area with driveway to side leading to private lane. Garden shed.

Chateaux Estate Agency are pleased to introduce Les Petites Mouettes to the Open Market. This very unique and substantial property is a 7 bedroom family home with very versatile accommodation to suit any needs and enjoys a particularly quiet and peaceful location in a private residents lane near to L'Ancrese common. The present accommodation is set over 2 floors and provides up to 7 bedrooms with 3 ensuite, kitchen/breakfast room, pantry/breakfast room, 2 reception rooms to ground floor and 1 reception room to first floor which enjoys views across the common together with cloakroom, family bathroom, utility/store and large 2 car depth garage/workshop. Externally the property boasts a beautifully maintained rear garden with freshwater swimming pool, patio and lawn garden with gate to fenced in nature area with access to adjoining private driveway. To the front there is ample parking across 2 driveways and entrance door to private courtyard. With lots of character, this is a special home in a very desirable location, so early viewing is highly recommended to appreciate all that Les Petits Mouettes has to offer. Call Chateaux today on 244544 to arrange a viewing.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Cesspit Drainage, Telephone: Unknown, Broadband: Unknown, Solar panels.

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

LISTED APPLIANCES: LEC fridge freezer, 4 ring hob, Hotpoint dishwasher, AGA and eyelevel Hotpoint double oven. Russell Hobbs 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.

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