

Littlemayne

2 Beaulieu Cottages - Route Militaire - St Sampson

Price £565,000



2



1



3

REF: 2457

TRP: 88



- Charming 2 bedroom, semi detached Guernsey Cottage.
- Situated along Route Militaire, close to L`Ancrese & The Bridge.
- Fully equipped kitchen, lounge, conservatory & bathroom.
- Ground floor single bedroom and first floor double bedroom.
- Enclosed rear garden and parking to front for 3 cars.
- Perry`s Guide - 10 C2.











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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ENTRANCE HALL

uPVC wood effect half glazed door to front. Staircase to 1st floor and doors to lounge and bedroom 2. Radiator.

BEDROOM 2 2.77m (9'1") x 2.16m (7'1")

Single bedroom with sash window to front. Built-in robe. Radiator.

LOUNGE 4.91m (16'1") Max x 4.06m (13'4") Max

Cozy living room with internal window to conservatory. Working granite fireplace with TV wing and matching side wing. Under stairs cupboard housing fuse board and electric meter. Radiator. Doors to kitchen and entrance hall.

KITCHEN 3.77m (12'4") x 2.55m (8'4")

Fitted with wooden wall and base units with laminate worktops over incorporating a one and a half bowl sink and drainer unit, breakfast bar for two and tiled splash back. Appliances include Neff eye level double oven and grill, Neff 4 ring ceramic hob with Neff pull out extractor fan over, under counter Hotpoint fridge and Zanussi full-size dishwasher. Radiator. Doors to lounge and bathroom. Opening to conservatory.

CONSERVATORY 3.77m (12'4") x 2.51m (8'3")

Notably light room which is fully glazed to 2 sides and poly carbon roof. Door to rear opening out to garden. Radiator and tiled floor.

BATHROOM 2.57m (8'5") x 1.55m (5'1")

Fitted with a three-piece suite including p-shaped bath with electric shower over and glazed screen, pedestal wash hand basin with mirror and shelf over and WC. Windows to side and rear. Part tiled walls and tiled floor. Vent Axia extractor fan. Radiator.

FIRST FLOOR LANDING

Door to main bedroom. Eaves storage.

BEDROOM ONE 4.65m (15'3") x 3.79m (12'5")

Double bedroom with dormer window to front, window to side and Velux window to rear. Fitted with a range of bedroom furniture including robes, drawers and vanity unit. Radiator.

UTILITY STORE 2.43m (8'0") x 1.93m (6'4")

Fitted base units with laminate worktop over incorporating a one and a half bowl stainless steel sink and drainer unit. Appliances include Innex washing machine and table top LEC freezer. Tiled floor.

EXTERIOR

FRONT

Gravel driveway to front providing parking for three vehicles.

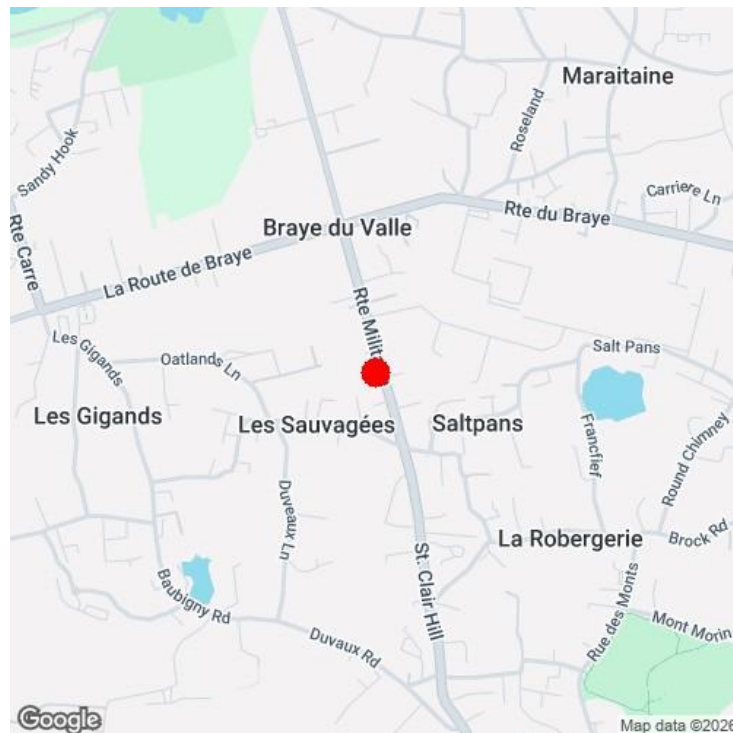
SIDE

Gate providing access to front gravel driveway and rear garden.

REAR

Fully enclosed sunny rear garden, mainly laid to lawn with pretty flower border and brick paved area perfect for sitting out and enjoying the sunshine. Oil tank and boiler cupboard to corners along with utility store.

Chateaux Estate Agency is pleased to offer this charming 2 bedroom, semi-detached Guernsey cottage set over two floors, which is ideally situated along Route Militaire close to L`Ancresse common and The Bridge. This well-presented property offers comfortable living, which includes a fully equipped kitchen, sunny conservatory, cosy living room with working fireplace, bathroom, one first floor double bedroom with fitted furniture and one ground floor single bedroom with fitted robes. Externally the property benefits from an attractive enclosed rear garden with utility store, shed and boiler room with gravel driveway to front providing parking for 3 vehicles. Internal viewing of this property is highly recommended. Call Chateaux today on 244544 to book a viewing.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre, Oil Fired Boiler.

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

LISTED APPLIANCES: Neff eye level double oven and grill, Neff 4 ring ceramic hob with Neff pull out extractor fan over, under counter Hotpoint fridge and Zanussi full-size dishwasher. Innex washing machine and table top LEC freezer.

WHAT3WORDS: treat.note.strays

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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