

1, Grange Place

Grange Place - Le Hurel Road - Vale

Price £649,000



REF: 2510

TRP: 193



- A semi detached 3/4 bedroom home.
- Located in a quiet lane just inland from L'Ancrese Road.
- Would greatly benefit from upgrading & modernisation works to create a lovely family home.
- Comprises kitchen, utility, lounge/diner and store room on the ground floor.
- 2 double bedrooms and shower room on the first, plus a double bedroom & study/bed on the second.
- Courtyard garden with granite outbuilding & parking for 3-4 cars.







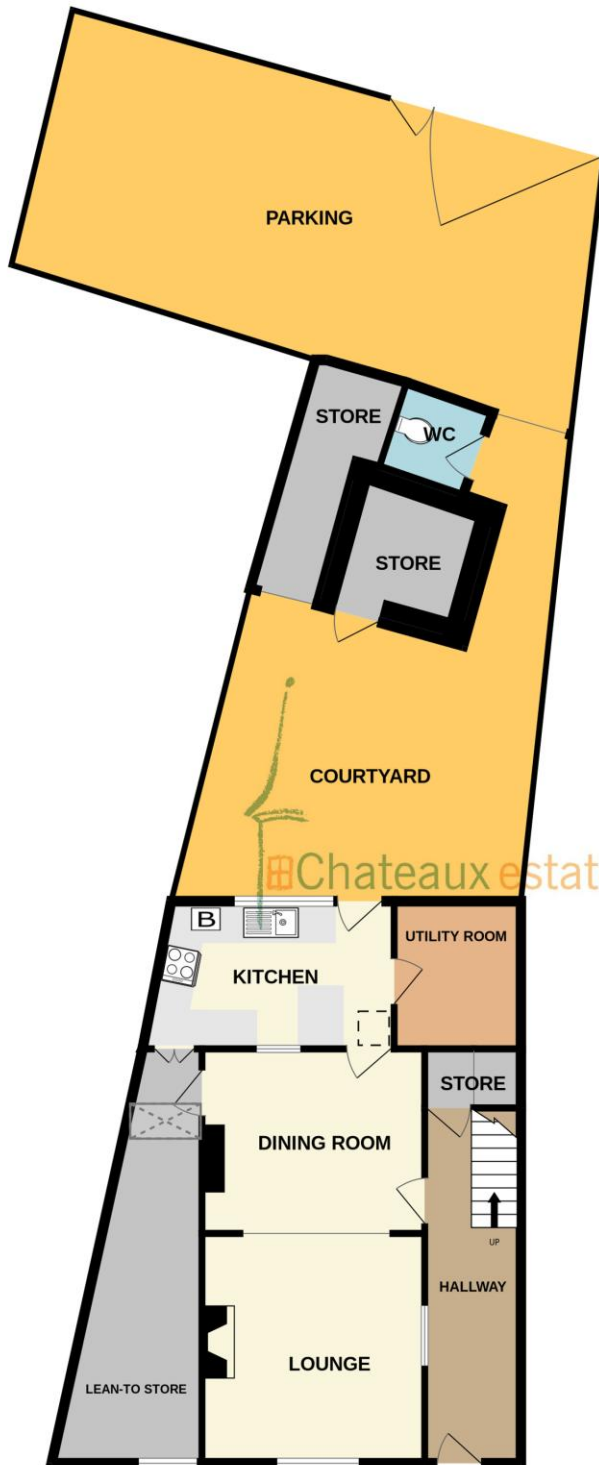












GROUND FLOOR



2ND 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 5.95m (19'6") x 1.65m (5'5")

With PVC door to front, staircase to 1st floor with storage cupboard under. Cupboard housing incoming Electrics.
Door to lounge/diner.

LOUNGE 3.9m (12'10") x 3.84m (12'7")

Window to front, doors to store, kitchen and hallway. open through to dining area. 2 radiators.

DINING ROOM 3.84m (12'7") x 3.05m (10'0")

Opening through to lounge, doors to hall and kitchen.

LEAN-TO STORE 7.4m (24'3") x 1.7m (5'7") Irregular Shape

With window to front.

KITCHEN 4.3m (14'1") x 2.5m (8'2")

Range of floor and wall units, window and door to rear, Hotpoint freestanding oven, single bowl stainless steel sink and gas boiler. Door to utility and lounge/diner.

UTILITY 2.34m (7'8") x 2.21m (7'3")

With plumbing for washing machine facility.

FIRST FLOOR

LANDING 3.57m (11'9") x 1.63m (5'4")

Doors to shower room bedroom 1 and 2. Staircase to 2nd floor.

SHOWER ROOM 2.4m (7'10") x 2.39m (7'10")

Window to rear. Walk-in shower, WC and basin. Window to rear.

BEDROOM 2 3.77m (12'4") x 3.13m (10'3")

Double bedroom with window to rear, fitted robes and radiator.

BEDROOM 1 5.71m (18'9") x 3.64m (11'11") Max

Large bedroom with two windows to front, wash hand basin and radiator.

SECOND FLOOR

LANDING

Window to rear. recess with storage shelves and doors to bedroom three and study/bed 4.

BEDROOM 3 4.65m (15'3") Into Eaves x 3.9m (12'10")

Attic bedroom with two gable windows to side and Velux window to rear. Radiator.

STUDY/BED 4 3.63m (11'11") Into Bay x 2.18m (7'2")

With captains Bay dormer window to front. Radiator

EXTERNAL

FRONT

Granite roadside wall with steps and path to front door. Area laid with patio slabs.

REAR

Granite outbuilding providing useful storage together with roof space over and outside WC. The courtyard garden is walled in and has access to the rear providing parking for 3 to 4 cars. Double gates from parking to tarmac access driveway serving this and three other properties, leading to the main road.

1, Grange Place is located in a very quiet lane just inland from L'ancresse road and in easy walking distance of the common and onwards to Pembroke beach. Although the property is habitable, it does require upgrading/modernisation which could be carried out in phases overtime to provide a lovely 3-4 bedroom family home. Currently the property comprises kitchen, utility room, lounge/diner and lean-to store room on the ground floor, shower room & 2 double bedrooms on the first floor and another double bedroom & study/bedroom on the second floor. To the rear there is a private Courtyard garden, granite outbuilding and parking for 3-4 cars. To fully appreciate the full potential of this property, viewing is recommended, so contact a member of the team here at Chateaux on 244544 to make an appointment.



SERVICES: Electric: Mains, Gas Supply Type: Bottled Gas, Water: Mains, Sewerage: Cesspit Drainage, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Hotpoint freestanding oven

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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