

Furzedown

Les Tracheries Road - St Sampson - GY2 4SS

Price £925,000



REF: **2522**

TRP: **230**



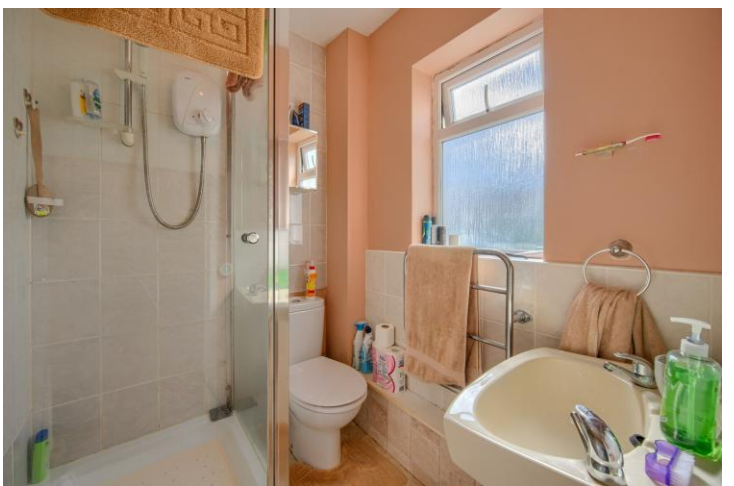
- A detached Victorian 3 bedroom family home with bedsit wing.
- Situated on a large plot, just under half an Acre with well established gardens, Workshop & parking.
- Comprises lounge, dining room, kitchen, porch, workshop, utility & WC on the ground floor.
- 2 bedrooms & bathroom on the first plus another bedroom & attic room on the second.
- Wing comprises kitchen, shower room & bedsit room.
- Perry's Guide - Page 9 H1























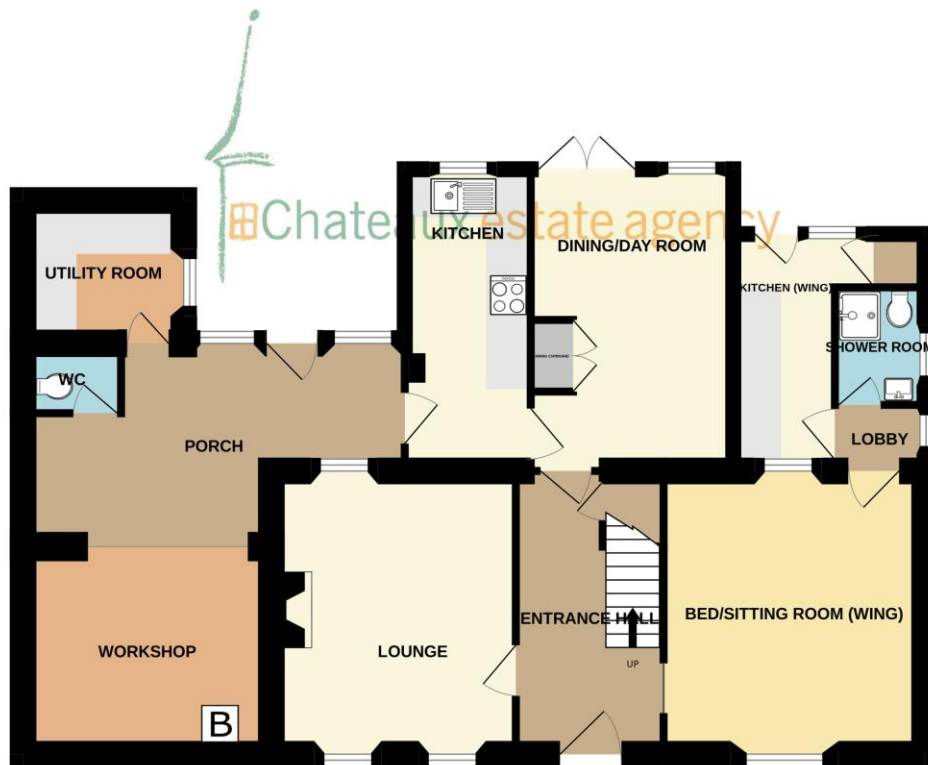




1ST FLOOR



2ND FLOOR



GROUND 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 4.3m (14'1") x 2.06m (6'9")

Timber door with stained glass window providing access into entrance hall. Staircase to 1st floor with storage cupboard under. Doors to lounge and dining/day room. Blocked in door previously providing access to Wing.

LOUNGE 4.23m (13'11") x 3.67m (12'0")

2 windows to front and 1 window to rear, working fireplace set in timber surround with tiled insert and slate hearth. Radiator.

DINING/DAY ROOM 4.89m (16'1") x 3.45m (11'4")

Large room with patio doors out to rear garden and windows either side to rear. Cupboard providing storage and airing area. Radiator. Doors to hallway and kitchen.

KITCHEN 4.89m (16'1") x 1.8m (5'11")

Windows to side and rear. Range of fitted wall & base units. Hotpoint oven with extractor hood over. Stainless steel single bowl and drainer sink unit.

REAR PORCH 1.95m (6'5") x 1.8m (5'11")

Upvc door with full height windows either side. Open through to large workshop. Door to kitchen.

WORKSHOP 5m (16'5") x 3.65m (12'0")

Large open workshop area with various benches and newly installed Oil-fired Boiler. Doors to WC & utility.

WC 1.47m (4'10") x 0.98m (3'3")

WC.

UTILITY 2.43m (8'0") x 2.2m (7'3")

Window to rear and range of basic units including sink unit. Hotpoint freezer and Hotpoint washing machine.

FIRST FLOOR**LANDING**

Rear landing providing access to bedroom 1 and bathroom. Cupboard housing hot water cylinder. Front landing with access to bedroom 2 and enclosed staircase to second floor.

BEDROOM 1 5.4m (17'9") Max x 3.43m (11'3")

South facing double bedroom with windows either side of doors opening into Juliet balcony providing lovely views over rear garden. Recessed alcove with fitted robes. Access to eaves storage behind.

BATHROOM 2.81m (9'3") x 1.85m (6'1")

With window to side. Bath with side screen and shower over. Wash hand basin and WC. Radiator.

BEDROOM 2 3.6m (11'10") x 4.23m (13'11")

Double bedroom with windows to front and rear. Alcove forming ideal study station. Cupboard to one side of chimney breast. Radiator.

SECOND FLOOR**LANDING**

Half landing. With access up through to area above main bedroom providing storage.

ATTIC STORAGE 5.1m (16'9") x 3.4m (11'2") Into Eaves

Possible to convert to additional habitable accommodation with the addition of a stair to this area, all subject to planning and local authority approval.

BEDROOM 3 3.56m (11'8") x 3.05m (10'0") Into Eaves

With two gable windows and Velux roof window to rear.

STORE 2.2m (7'3") x 2.2m (7'3") Into Eaves

Storage room off landing.

WING**KITCHEN 3.52m (11'7") x 1.55m (5'1")**

Run of kitchen units with stainless steel single bowl sink. Lec fridge and LG freezer. Window to rear. Cupboard with hot water cylinder.

LOBBY 1.5m (4'11") x 0.99m (3'3")

Window to side. Doors to shower room and bedsit.

SHOWER ROOM 1.71m (5'7") x 1.51m (4'11")

Window to side. Corner shower cubicle, WC and wash hand basin. Heated towel rail.

BED/SITTING ROOM 4.2m (13'9") x 4.1m (13'5")

Window to front. Internal window to kitchen. Large room with area for bed and study station.

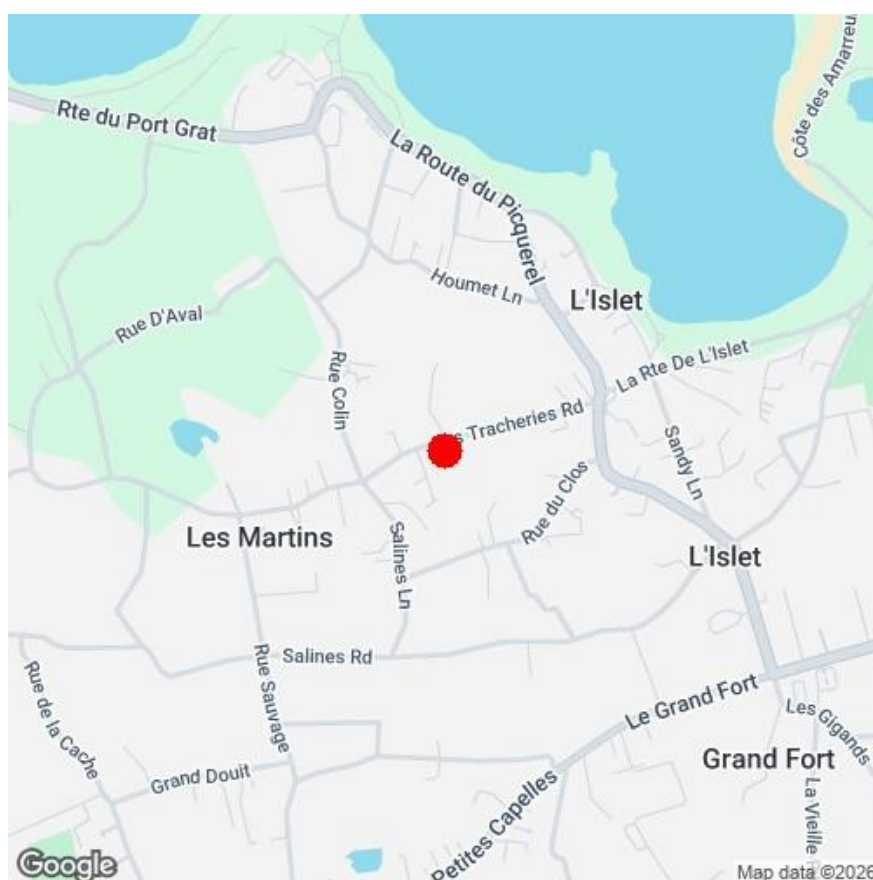
EXTERNAL**FRONT**

Access off the Les Tracheries Road providing access to rear. Note adjoining property, has right of way for access to Garage. Granite roadside wall with curved section to gate and path to front door of main house. Formal front garden with established Planted areas. Gravel driveway to rear providing parking for multiple cars and access to large garden area.

REAR

Garden with blockwork walls and hedging to West boundary, loose stone wall to South and granite wall to East boundary. Walking area around perimeter with secret garden areas together with compost heap. Centre section mainly laid to lawn with established trees such as Apple, Pear and Apricot together with shrubs and in the springtime a carpet of Primroses appears, all of which provides a beautiful setting. Immediately to the rear of the main property are established gardens with brick and granite patios providing outdoor seating areas together with established mature planting. The remains of a pergola providing a sheltered seating area continuing with paths to the patio doors.

Chateaux Estates are pleased to offer to the market "Furzedown", a large detached Victorian 3 bedroom family home with the addition of a bedsit wing. The property is located along Les Tracheries Road on a large plot covering just under half an Acre. The main house comprises, lounge, dining room, kitchen, porch, utility room, workshop and WC on the ground floor with 2 double bedrooms and family bathroom on the first floor plus a further bedroom and large attic room on the second floor. The wing comprises a kitchen, shower room and bedsit room, The property can be easily made back into a single home as there is still an internal door between the two to revert back into a 4 bedroom house if needed. Outside you have a driveway to the rear of the property and well established gardens and pathways. The property also has a detached outbuilding which could be used as a store or workshop etc. Parking for multiple cars. Please note that the neighbouring property has right of way over the drive to access a garage. Viewing is highly recommended so please call Chateaux Estates on 244544.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

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

LISTED APPLIANCES: Hotpoint oven with extract hood over. Hotpoint freezer and Hotpoint washing machine. Lec fridge and LG 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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