

INTRODUCING

Lily Cottage, La Grande Route Des Sablons, Grouville, JE3 9FG



Connecting People & Property Perfectly.

Tucked away in a peaceful location, an immaculately presented, delightful cottage combining the tranquillity of coastal living with convenient access to modern amenities. Just minutes from the beach, shops, and an excellent bus route, this bright and modern home offers the perfect blend of comfort and convenience.

The property features two spacious bedroom suites, each designed to provide a peaceful retreat. The inviting living area is perfect for relaxation, with a well-appointed modern fully fitted kitchen and conservatory. Outside there is a charming courtyard garden offering a secluded spot for outdoor dining and relaxation.

Situated just minutes from Gorey village and on a good bus route, you'll have easy access to a variety of pubs, shops, and restaurants. With parking for up to four cars, this cottage ensures ample space for you and your guests. Don't miss the opportunity to make this lovely home yours and enjoy all that Gorey has to offer.

- **Detached cottage**
- **Good size living room**
- **Fully fitted modern kitchen**
- **Two bedrooms suites**
- **Private courtyard garden**
- **Parking for 4 cars**

**Price £950,000** | Qualified | Freehold



PROPERTY ID: 3480



**WILSONS** | Knight Frank









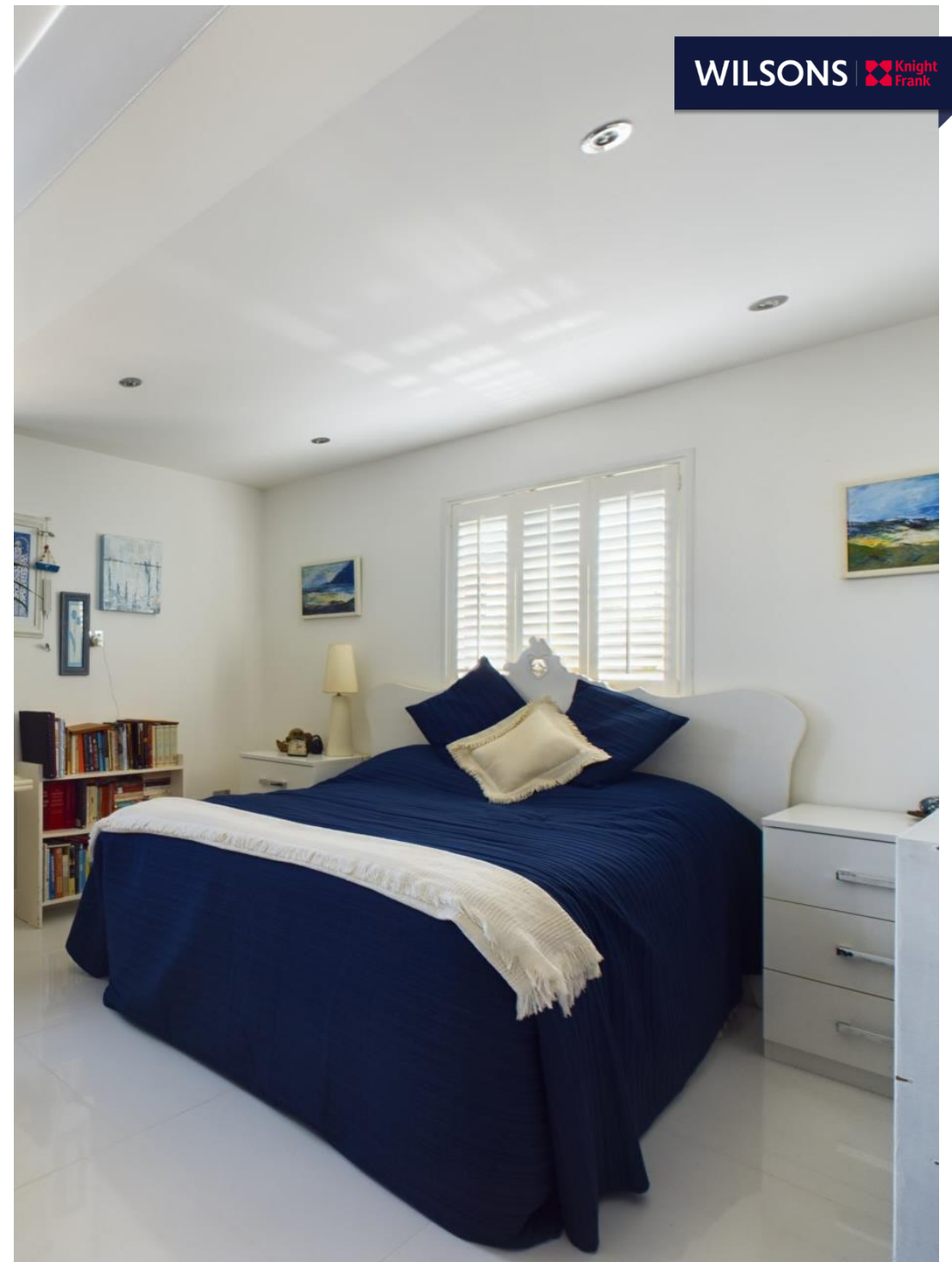




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Frank

















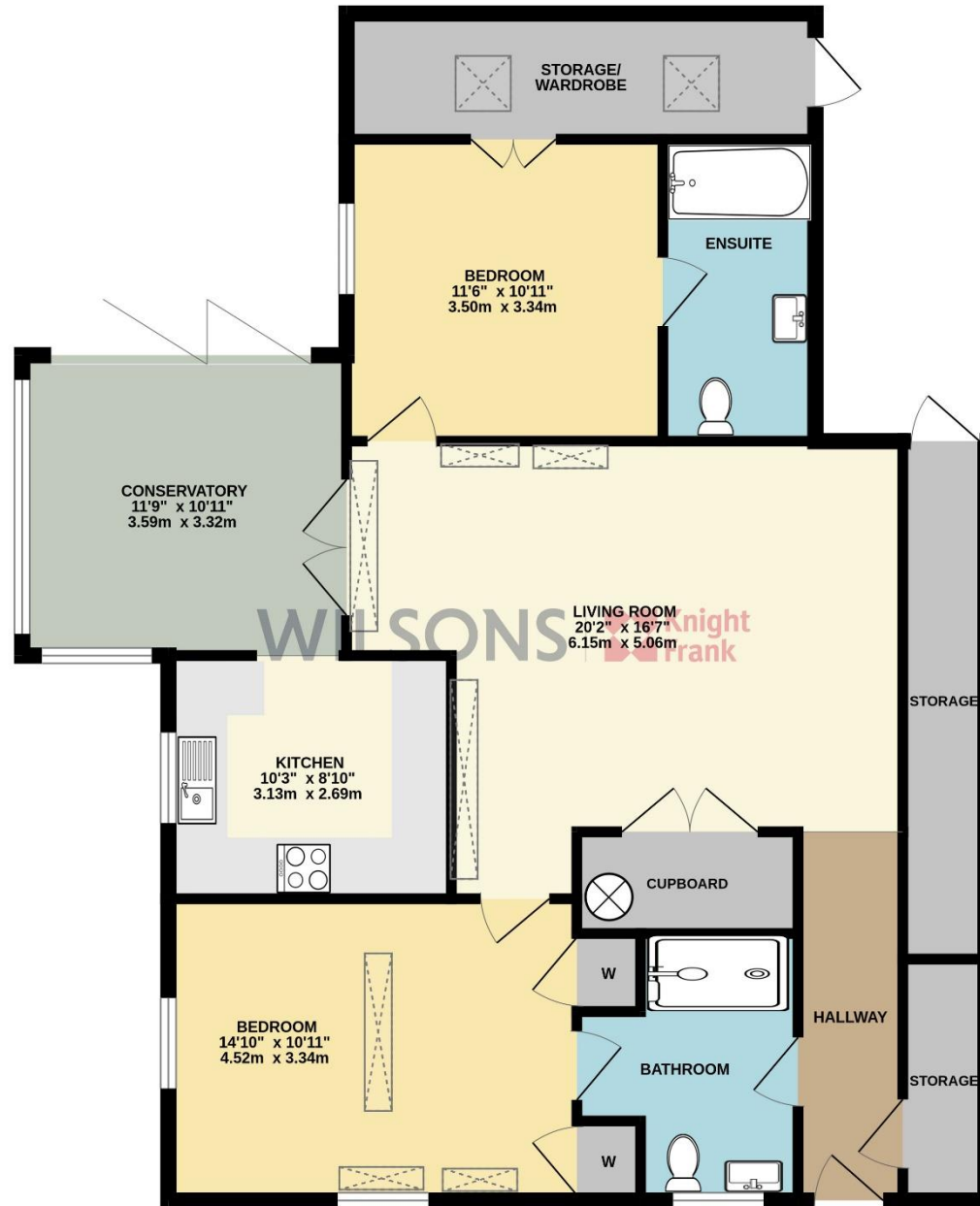


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GROUND FLOOR  
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

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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## SERVICES

All mains

Underfloor electric heating

## DIRECTIONS

### ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

### VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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