

"BON REPOS"

Les Hautes Mielles,
La Moye, Vale

£599,500 *Reduced Price*

- Substantial detached house located in a very sought after position along L'Ancrese common
- Currently split into two units of accommodation with the upper floor enjoying panoramic sea views.
- In need of upgrading with huge potential for a number of outcomes
- Viewing essential!
- Perry's Guide ref: - 7 F2
- RV £70 TRP 204 - **Ref: 1249**

**Huge
Potential**



Chateaux estate agency

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Chateaux Estate Agency is delighted to offer 'Bon Repos' to the market, situated in the sought after location of L'Ancrese common. This property is currently split into two units of accommodation with the upper floor benefitting from panoramic sea views across the common. In need of general modernisation the property can offer huge potential for a number of outcomes, the versatile accommodation could be developed to enhance the two units providing two individual apartments or alternatively the units could be linked together to accommodate a dependent relative or as a family home. For the more ambitious purchaser you may decide to make full use of the location & build your own dream home from scratch! This is a great project with huge scope, if you would like to arrange a viewing or discuss the property and its potential further please call Chateaux on 244544.

GROUND FLOOR UNIT 1

ENTRANCE INTO.....

KITCHEN 3.5m x 2.43m (11'6" x 8') Fully glazed aluminium door and window to side. Fitted wooden base units incorporating a single drainer stainless steel sink unit, Bosch fridge and Belling freestanding cooker. Wall mounted Vaillant central heating boiler. Door to inner hall leading to all rooms.

SHOWER ROOM 1.75m x 1.5m (5'9" x 5') Window to side. Pedestal wash hand basin with mirror and shaver light over, w.c. and shower tray with shower curtain.

LOUNGE Approx. 4.42m x 3.12m - 3.5m (14'6" x 10'3" - 11'6") Windows to front and side. Radiator. Corner fireplace with tiled surround.

BEDROOM 3.04m into robe x 2.80m (10' x 9'3") Window to front. Built in wardrobe. Radiator.

GROUND FLOOR UNIT 2

GROUND FLOOR ENTRANCE TO REAR INTO.....

ENTRANCE PORCH 2.28m x 1.82m (7'6" x 6') Fully glazed aluminium door to rear with glazed panels either side. Window to side. Sliding patio door to entrance hall.

ENTRANCE HALL 4.34m x 2.28m (14'3" x 7'6") Stairs to first floor with under-stairs cupboard. Doors off to 2 bedrooms. Radiator.

BEDROOM 2 3.73m - 2.5m x 4.34m - 3.43m (12'3" - 8'3" x 14'3" - 11'3") Windows to side and rear. Radiator.

BEDROOM 3 4.34m x 2.28m (14'3" x 7'6") Window to side. Built in wardrobe. Radiator.

STAIRS TO FIRST FLOOR LANDING Window to side, hatch through to loft space and doors off to all first floor rooms.

LOUNGE 6.7m - approx. 4.87m x 6.17m max (22' - 16' x 20'3") Windows to either side and 2 windows to rear providing superb sea views across L'Ancrese common. L-shaped room with granite fireplace extending to one side with wooden mantle. 2 radiators.

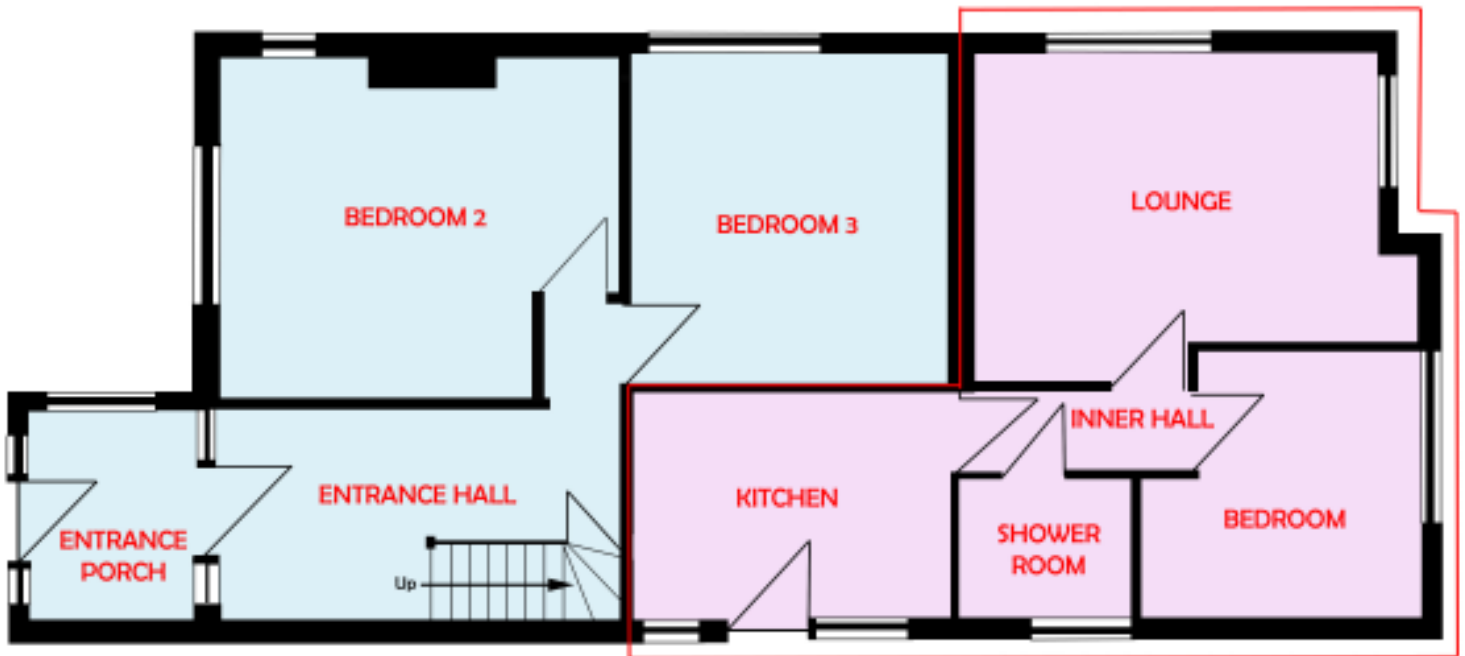
KITCHEN 4.35m x 3.73m (14'3" x 12'3") Windows to side and rear. Fitted wooden base units incorporating a single drainer stainless steel sink unit. Appliances to include an eye-level Zanussi double oven, Belling ceramic hob with extractor over, Hotpoint washing machine and freestanding Hotpoint fridge and freezer. Wall mounted Vaillant central heating boiler.

BEDROOM 3.55m x 3.5m (11'9" x 11'6") Window to side. Wall to wall fitted wardrobes with louvre doors. Radiator.

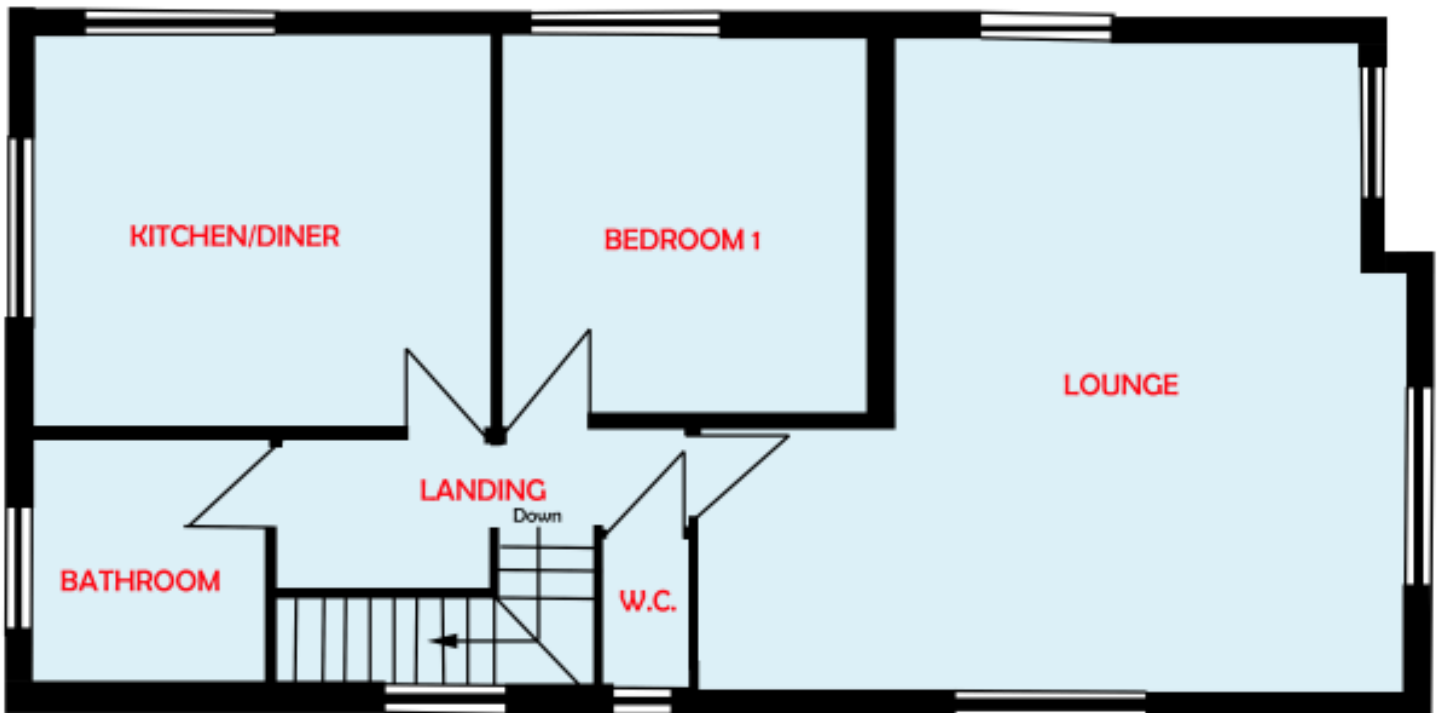
SEPARATE W.C. - with window to side.

BATHROOM 2.3m x 2.21m (7'6" x 7'3") Window to rear. 3 piece suite in brown comprising bath, shower cubicle and pedestal wash hand basin with mirror and shaver light over.





FLOOR PLANS SHOWING CURRENT LAYOUT (UNIT 1 SHOWN OUTLINED IN RED)



VIEWS OF FIRST FLOOR KITCHEN/DINER AND LOUNGE

EXTERIOR

The property is elevated from the lane and approached over the gravel driveways on either side that provide ample parking, with a central raised front garden laid to lawn with planting. To the rear is a slightly raised lawn garden with hedging to either side and a low-level wall bounds the rear, backing on to common land.

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.



SERVICES

Mains water - shared between building, electricity and mains gas - separate services to both units and mains drainage. Mains gas central heating.

VIEWING

Strictly by appointment through the Vendors agents - Chateaux Estate Agency Limited.

POSSESSION

by arrangement.

PRICE INCLUDES Carpets, curtains, light fittings and listed appliances.



Chateaux estate agency limited

Estate agency property consultancy architectural design

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