

# "THE BARN"

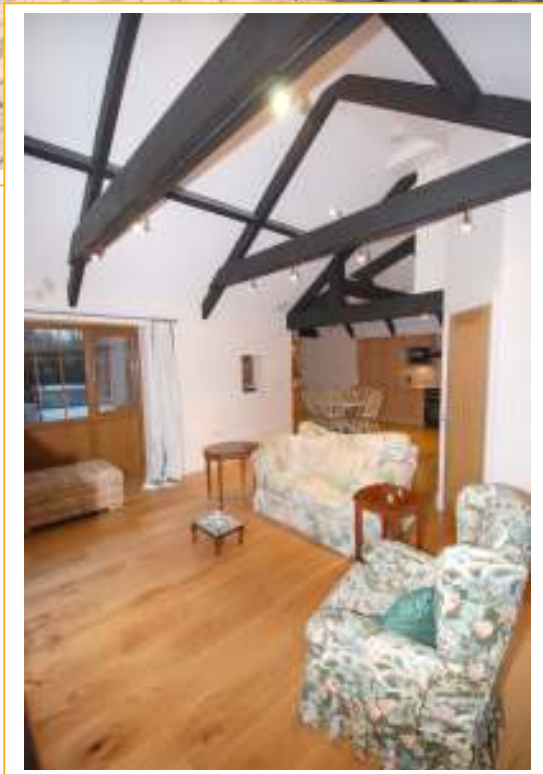
Les Baissieres,  
St. Peter Port

£595,000

- Detached granite barn conversion situated in convenient location close to amenities.
- Recently reconstructed and refurbished and providing 3 bedrooms one with en-suite shower room and walk in wardrobe.
- Open plan kitchen/diner through to lounge with exposed A-frames and beams and ample light
- Parking and gardens
- Currently tenanted until September 2010
- Perry's guide - Page 16 C2
- TRP 151 Ref: 1255

Character  
Home

New  
Instruction



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This attractive 3-bedroom, detached barn conversion offers superb character within a contemporary design. Situated within a short distance to Town and close to amenities 'The Barn' has been fully renovated by a local developer where good quality workmanship and attention to detail have not gone unnoticed. As you walk in to the property you are met with a beautifully fitted kitchen/diner with a full range of solid wood units and quality polished granite worktops, complete with all appliances, the room features a vaulted ceiling with large exposed A-frames together with a glazed apex that floods light into the room. The open plan kitchen runs through to the lounge area, again with exposed A-frames, boasting a red brick fireplace with multi fuel burner and an inclusive wall mounted flat screen T.V. over, French doors lead out to the enclosed patio on one side. The master bedroom benefits from a walk-in wardrobe and a fully tiled shower room and also has French doors leading to the patio. There is much to love about the interior of this home from the solid Oak flooring with under-floor heating and superb Villeroy and Boch bathroom-ware to the thoughtful lighting systems and integrated surround sound in the living room. With a small lawn area and enclosed courtyard together with brick paved driveway that provides parking for 3-4 cars this low maintenance executive home offers a superb opportunity for the discerning professional purchaser or as a modern last home for retirement.



**KITCHEN/BREAKFAST ROOM**

**Window and half glazed uPVC wood effect door to front, entering into.....**

**KITCHEN/DINER** 5.7m x 4.0m (18'8" x 13'1")  
 Fitted range of solid wood wall and base units in Beech with polished granite worktops incorporating a 1½ bowl single drainer cream sink unit. Ample storage with corner shelving units and stone tiling between units. All integrated Neff appliances to include a fridge/freezer, microwave and dishwasher together with a Rangemaster oven with 5-ring halogen hob and Neff extractor hood over. The kitchen has a vaulted ceiling with exposed A-frames and enjoys a glazed apex with opening vents that are automatically activated when up to temperature. Solid oak flooring with under-floor heating runs through from here to the open plan lounge area.

**UTILITY AREA** 1.65m x 1.2m (5'5" x 3'11") leading off from the lounge is this large built in cupboard/storage room housing the under-floor heating system, electrics and plumbing for a washing machine. Ideal utility and drying room.





LOUNGE

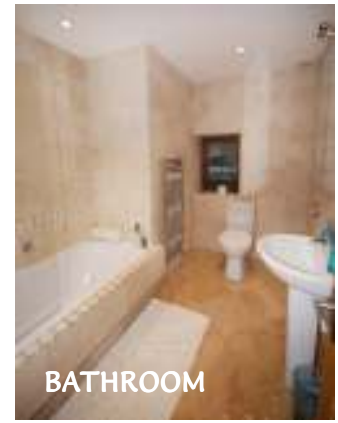
**LOUNGE** 5.2m x 4.76m (17' x 15'7") Half glazed uPVC panel to one side and to the other side, French doors leading to patio with glazed panels to either side. Vaulted ceiling with exposed A-frames. Feature red brick fireplace with multi-fuel burner inset. Niche above fireplace with inclusive Panasonic wall mounted T.V. featuring surround sound speaker system. Solid Oak flooring with under-floor heating.

**MASTER BEDROOM** 4.03m x 3.7m (13'3" x 12'1") 2 Velux windows to rear and French doors leading to patio. Vaulted ceiling with exposed A-frames and eaves storage space. Wall mounted JVC flat screen T.V. Doors off to 1.94m x 1.6m walk in wardrobe and en-suite.....

**EN-SUITE SHOWER ROOM** 2.3m x 1.9m (7'6" x 6'2") Window to front. 2 piece white suite comprising w.c. and moulded twin wash hand basins set on vanity unit with 2 mirrored cabinets and lighting over. Fully tiled wet room shower with glazed screens and fully tiled walls and flooring. Chrome ladder radiator.



HALLWAY



BATHROOM

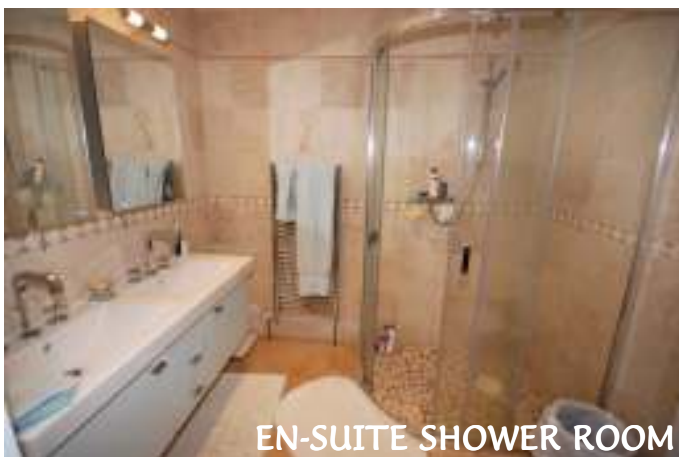


**HALL WAY** 5.33m x 0.95m (17'6" x 3'2") 2 Velux windows to rear. Doors off to bedrooms 2 & 3 and bathroom. Wall lighting and solid oak flooring.

**BEDROOM 2** 4.23m x 3.95m (13'11" x 13') Fixed window to side, 2 Velux windows to rear and half glazed uPVC panel to front. Vaulted ceiling with exposed A-frames. Wall mounted JVC flat screen T.V.

**BATHROOM** 2.88m x 2.1m (9'5" x 6'10") Window to front. 3 piece suite in white comprising bath with shower over, w.c. and wash hand basin. Fully tiled walls and flooring. Chrome ladder radiator.

**BEDROOM 3** 2.94m x 2.9m (9'8" x 9'6") Window to front. Built in wardrobe. Phillips wall mounted flat screen T.V.



EN-SUITE SHOWER ROOM



BEDROOM 1

## EXTERIOR

A brick paved driveway leads round to the front of the property and provides parking for 3-4 cars. An adjacent lawn garden left open to the parking area is edged on one side with timber fencing and incorporates a garden shed and the oil tank with the external boiler next to the lounge gable. A short wall to the rear with wooden gate leads to a fully enclosed paved patio courtyard, which can also be accessed, from both the master bedroom and the lounge.

**SERVICES** Mains water, electricity and drainage. Oil fired under-floor central heating.

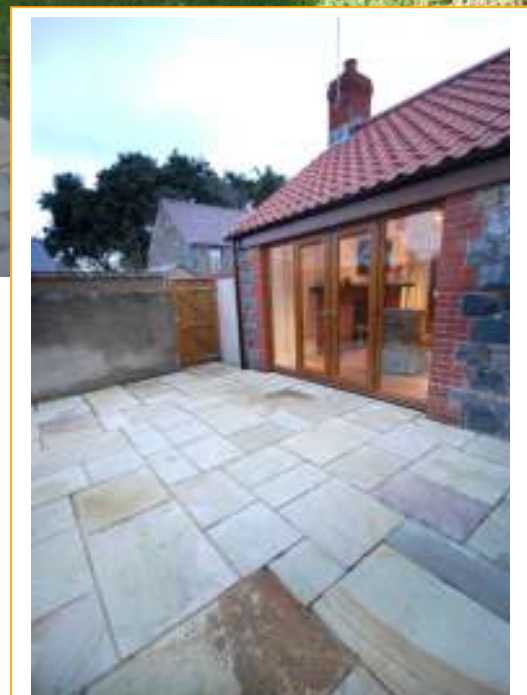
**VIEWING** Strictly by appointment through the Vendors agents - **Chateaux Estate Agency Limited**.

**PRICE INCLUDES** Floor coverings, curtains, light fittings and listed appliances.

**NOTE:** The property is currently tenanted until September 2010 at an annual rental income of £25,000



SIDE GARDEN



**Chateaux estate agency limited**

Estate agency property consultancy architectural design

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THE BARN

Access drive

Les Baissieres



# Floor Plans for “The Barn”



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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