

“Summer House”

La Ruelle des Fosses
St Martin

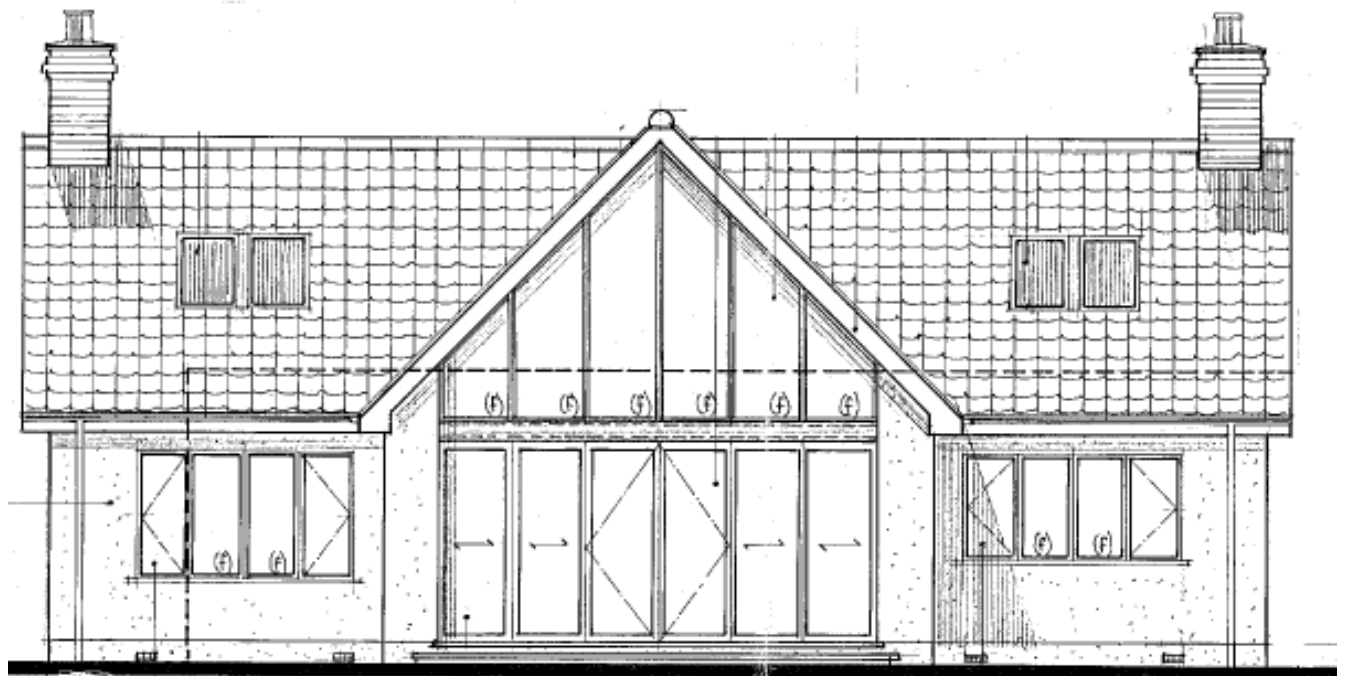
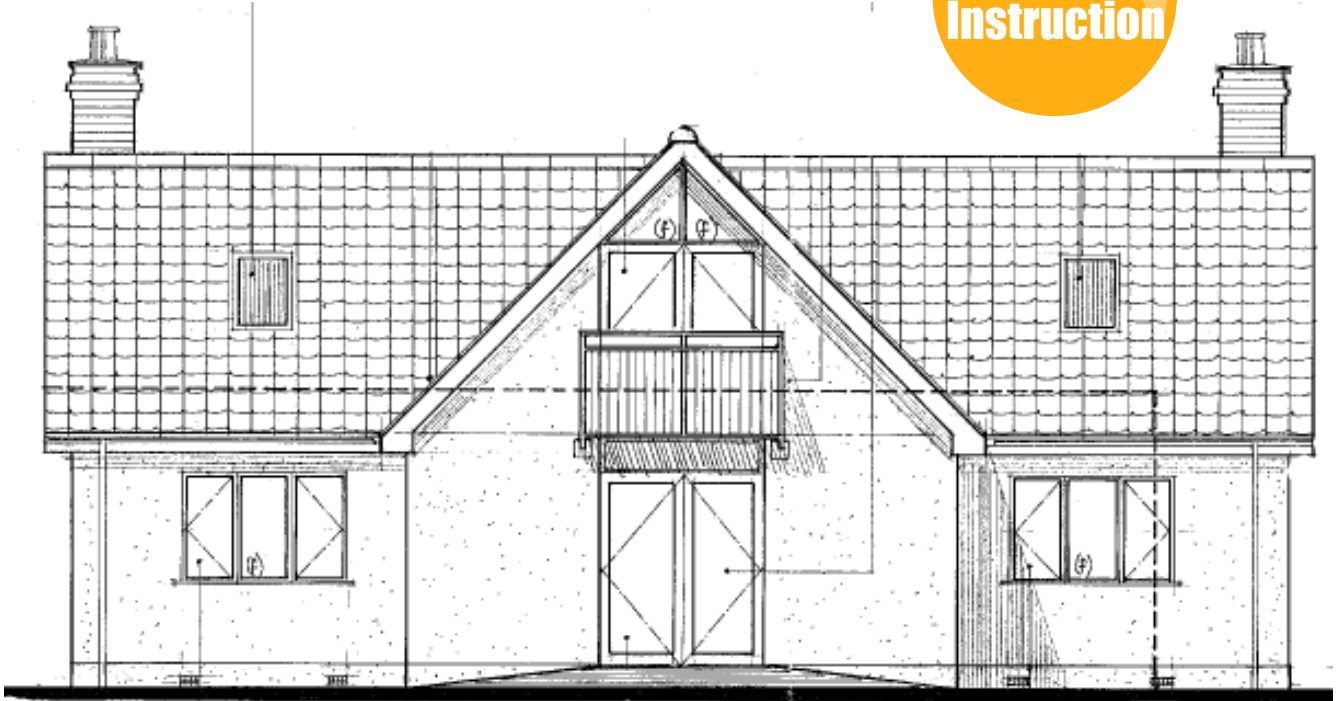
£399,000 *Reduced Price*

TRP TBC

Ref: 1360

- Approved plans to provide a beautiful four bedroom detached house.
- Situated in the quiet lanes of St Martins, to include:
- 4 bedrooms, 3 bathrooms, open plan lounge/dining room/kitchen.
- Surrounding gardens and ample parking.
- Perry's Ref: Page 29 H2

**New
Instruction**



Chateaux estate agency

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Rarely does the opportunity occur to acquire permission to provide a four bedroom detached house in such a sought after location in the quiet lanes of St Martin. Permission has been granted to provide 4 bedrooms, two with en-suite facilities and a separate family bathroom. The living area would consist of an open plan design incorporating a fully fitted kitchen with central island breakfast bar, room to dine, with double doors leading to the rear garden and lounge area with working fire place. This light and spacious living area will also benefit from stunning vaulted ceilings with built in velux windows, making this an exceptional room. The plot 'Summer House' also provides ample parking and a good size garden to complete this lovely family home. This site offers any purchaser the opportunity to construct their dream home to their preferred specification, in an ideal location. Full plans are available at our office for viewing. Alternatively the existing bungalow could be renovated and extended to make a substantial home.

The approved plans would provide the following accommodation:

GROUND FLOOR

Double doors into:

ENTRANCE HALL:

Doors to bedroom 2,3 & 4, bathroom and double doors into open plan living area. Under stairs storage cupboard.

BEDROOM 4: 5.3m x 3.1m (17'4 x 10'2)

Double bedroom with large window to front and door to:

EN-SUITE BATHROOM: 2.8m x 1.9m (9'2 x 6'2)

To be fitted with a three piece suite comprising a bath, wash hand basin and w.c.

BEDROOM 3: 5.3m > 3.3m x 2.5m (17'4 > 10'11 x 8'2)

Large window to front.

BEDROOM 2: 4.3m x 2.5m (14'1 x 8'2)

Window to side.

BATHROOM: 2.4m x 1.9m (7'10 x 6'2)

To be fitted with a three piece suite comprising a bath, wash hand basin and w.c.

OPEN PLAN LIVING AREA: 12.6m x 6.3m > 5.15m (41'4 x 20'8 > 16'11)

To incorporate a fully fitted kitchen with central island breakfast bar, room to dine with double doors leading to the rear garden and lounge area with working fire place. Two large windows to rear and window to side. Stairs to first floor.

FIRST FLOOR LANDING:

Doors to master bedroom and dressing room.

DRESSING ROOM: 3.5m x 3.6m (into eaves) (11'5 x 11'9 (into eaves))

Velux window to front.

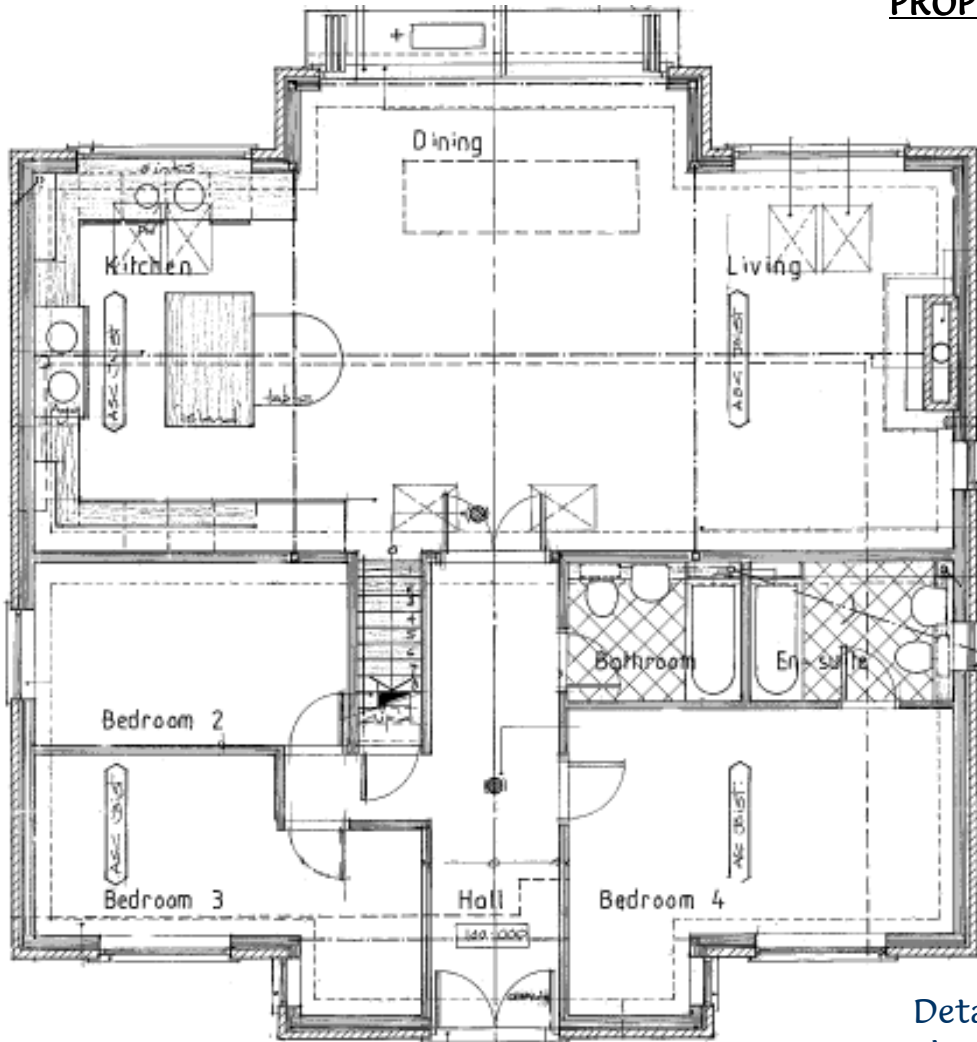
MASTER BEDROOM: 6.3m x 3.6m (into eaves) (20'8 x 11'9 (into eaves))

Double bedroom with double doors leading out onto balcony. Door to:

EN-SUITE BATHROOM: 3.5m x 3.6m (into eaves) (11'5 x 11'9 (into eaves))

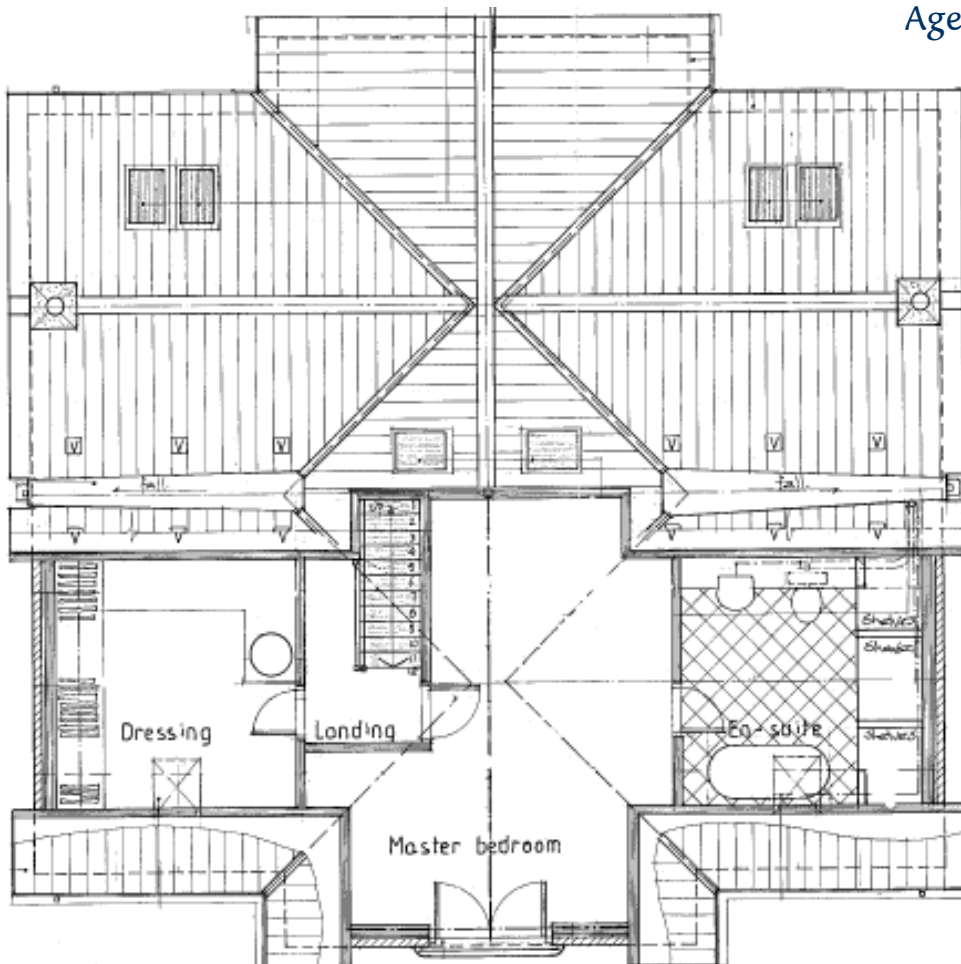
To be fitted with a four piece suite comprising a bath, shower cubicle, wash hand basin and w.c. Velux to front. Fitted shelving.

PROPOSED PLANS



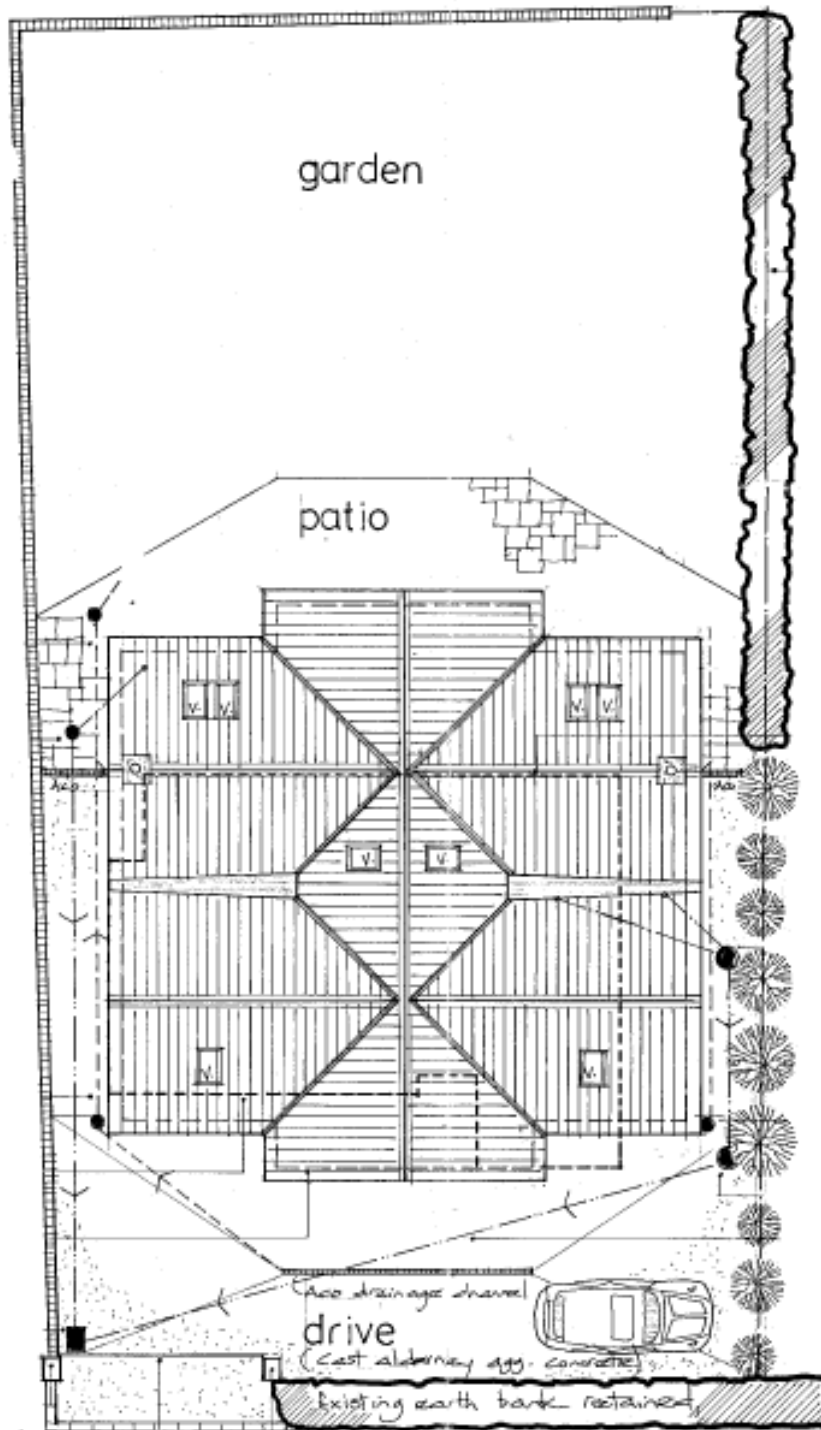
GROUND FLOOR

Detailed floor plans can be viewed at Chateaux Estate Agency.



FIRST FLOOR

SITE PLAN



DIRECTIONS: Pass La Trelade Hotel on your left-hand side, take the next left turning into La Ruelle. Follow along and take the first right into La Ruelle des Fosses and Summer House is the second on your left.

SERVICES: Mains water, electricity and drainage.

POSSESSION By arrangement

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

Chateaux estate agency limited
Estate agency property consultancy architectural design

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