

“Sleepy Hollow”

Tertre Lane
Vale

£549,000

Ref: 1477

- An extremely well-presented 3 bedroom detached cottage, bursting with character and charm.
- Situated on a quiet country lane only minutes away from L'Ancrese Common and within easy reach of The Bridge.
- 3 double bedrooms, cosy cottage lounge, newly fitted contemporary kitchen, spacious dining room, bathroom and w.c.
- Well-proportioned rear and side gardens, gravelled parking area, garage with utility area and neat front garden.
- Perry's Guide ref: - Page 11 E1 TRP 167

**SOLE
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'Sleepy Hollow' perfectly represents that certain charm you only get from a Guernsey cottage and offers a home bursting with character throughout. Internally the cottage consists of three double bedrooms, bathroom, traditional cosy lounge with granite fireplace, newly fitted contemporary kitchen, and spacious dining room. Although having been renovated to a high standard, certain period features can be spotted throughout the cottage, such as exposed wooden beams and granite, all of which provide the property with a truly fantastic attraction. The property is complemented by a well-proportioned side and rear garden, mainly laid to lawn, but also including a cover decked bbq area and gravelled area with pond. To the front and side of the property is ample parking and access to the garage. This very attractive home truly captures the essence of cottage life but offers a twist of contemporary living for comfort. Situated on a quiet contry lane only minutes away from L'Anresse Common and within easy reach of The Bridge, 'Sleepy Hollow' is a charming home, which could accommodate several different types of purchaser. Early viewing is essential.

ENTRANCE PORCH: 1.15m x 0.98m (3'9" x 3'3")

Leaded stained glass uPVC door to front. Cupboard housing meter. Windows overlooking garden. Glazed wooden door to lounge.

LOUNGE: 5.61m x 4.29m (18'5" x 14'1")

The ideal cosy seating room with exposed wooden beams and rough rendered walls with granite features. Open granite fireplace with hardwood mantle. 3 granite steps leading to open tread staircase to first floor. Wooden door to bedroom 1 and glazed wooden door to kitchen.



LOUNGE

BEDROOM 1: 4.18m x 3.95m (13'9" x 13')

Double bedroom with a full range of white built-in wardrobes, dressing table and bedside tables. Exposed wooden ceiling beams and exposed granite feature. Window to front. Radiator.



BEDROOM 1

KITCHEN: 3.95m x 3.71m (13' x 12'2")

The kitchen is fitted with an extensive range of Beech wall and base units with grey speckled worktops incorporating a one and half sink and drainer unit together with tiled splash backs. Appliances are to include a '1100 Rangemaster Professional' cooker with 5 ring hob and hot plate with extractor fan over, 'Candy' dishwasher and integrated 'Candy' fridge freezer. Tiled flooring. Large window to rear garden. Wooden glazed doors off to dining room and rear lobby. Radiator.



DINING ROOM: 3.98m x 3.3m (13'1" x 10'9")

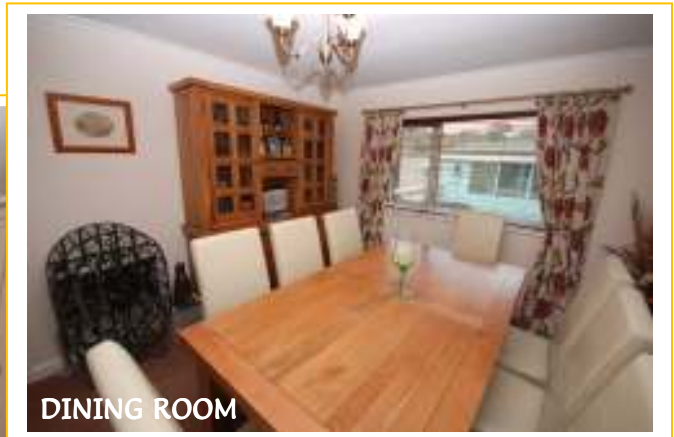
Storage cupboard with double doors. Exposed granite features. Window to rear garden. Radiator.

REAR LOBBY:

uPVC glazed door to rear. Radiator. Doors off to:

SEPARATE W.C: 1.53m x 0.83m (5' x 2'9")

Fitted with low flush W.C. Obscure glazed window to side.



BATHROOM: 2.85m x 2.7m (9'4" x 8'10")

Fitted with a white four piece suite comprising of bath with 'telephone' hand-held shower attachment over, glazed shower cubicle with Mira Excel shower, low flush W.C. and pedestal wash hand basin. Tiled flooring and walls to dado height. Obscure glazed windows to rear and side. Radiator.



FIRST FLOOR HALF LANDING:

Storage cupboard with slatted shelving. Velux window to rear. Door off to:

BEDROOM 2: 4.03m x 3.9m into eaves (13'3" x 12'9")

Double bedroom with built-in wardrobe /cupboards. Exposed timber beams and exposed granite features. Dormer window to front, Velux window to rear and window to side.

BEDROOM 3:

**3.93m x 3.9m into eaves
(12'11" x 12'9")**

Exposed timber beams. Dormer window to front, Velux window to rear and window to side. Radiator.



BEDROOM 2



BEDROOM 3

SERVICES Mains electricity, water and drainage. Oil fired central heating..

VIEWING Strictly by appointment through the vendors' sole agents -

Chateaux Estate Agency Limited
Tel: 244544

POSSESSION By Arrangement

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



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.

EXTERIOR:

To the front of the property is a brick effect pathway leading up to the front door with broken slate finished areas to either side and borders planted to all sides. A low level granite wall bounds the front of this area. To one side is a tarmac drive providing parking in front of the garage and provides access through a large gate to a gravelled parking area to the side of the property offering a further 3 parking spaces. This area also provides a shed housing the oil tank and area for log storage. Gate leading through to rear garden.

REAR: A decked patio with covered Pergola over extends from the rear of the property, with direct access to the side into the Utility Room and Garage. A low dividing wall opens onto an attractive brick paved courtyard with a large decked patio and pergola, well-kept lawned area and attractive borders planted with shrubs. To the immediate rear of the cottage is a good sized gravelled garden containing a large raised fish pond with central fountain. A timber shed: (8' x 6') and paved area with pet enclosure is tucked away to one end.



**UTILITY ROOM: 2.3m x 1.82m
(7'6" x 6')**

Fitted with a single sink unit with tiled splash backs. Housing Boulter Camray 5 oil-fired boiler, Hotpoint washing machine and tumble dryer. Obscure glazed door and window to rear, and glazed sliding door opening into:

**GARAGE: 4.95m x 2.7m average.
(16'3" x 8'10")**

Electric up and over door to front. Small work bench and shelving providing good storage.

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FLOOR PLANS & DIGI MAP



Chateaux estate agency

GROUND FLOOR



1ST FLOOR

We as estate agency 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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