



## Les Landes Cottage, Les Baissieres, Castel £660,000

- 3/4 Bedroom Detached House
- Self-Contained Annex
- Parking + Garden
- Quiet Off Road Location
- TRP 225



Savills  
incorporating  
Martel Maides

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# Les Landes Cottage, Castel, Guernsey

This lovely detached house and self-contained annex are situated in a convenient, quiet, off road location.

Offering excellent accommodation throughout, the property offers good potential for multi-generational living with the benefit of a self-contained annex comprising kitchenette, living / bedroom, shower room and separate cloakroom.

The main house offers spacious accommodation comprising large conservatory, kitchen/breakfast room, lounge with working stove, shower room with a utility recess and a double bedroom on the ground floor. While occupying the first floor is a double bedroom opening through to a dressing area with an en-suite five piece bathroom, and a further double bedroom with en-suite bathroom. In addition the property has good storage space, including two fully floored attics.

Externally, the property has parking for three vehicles and a low maintenance enclosed rear garden. Overall a fantastic family home, well worthy of internal viewing.









# Les Landes Cottage,

## Castel, Guernsey

### Floorplan and Accommodation

#### Ground Floor

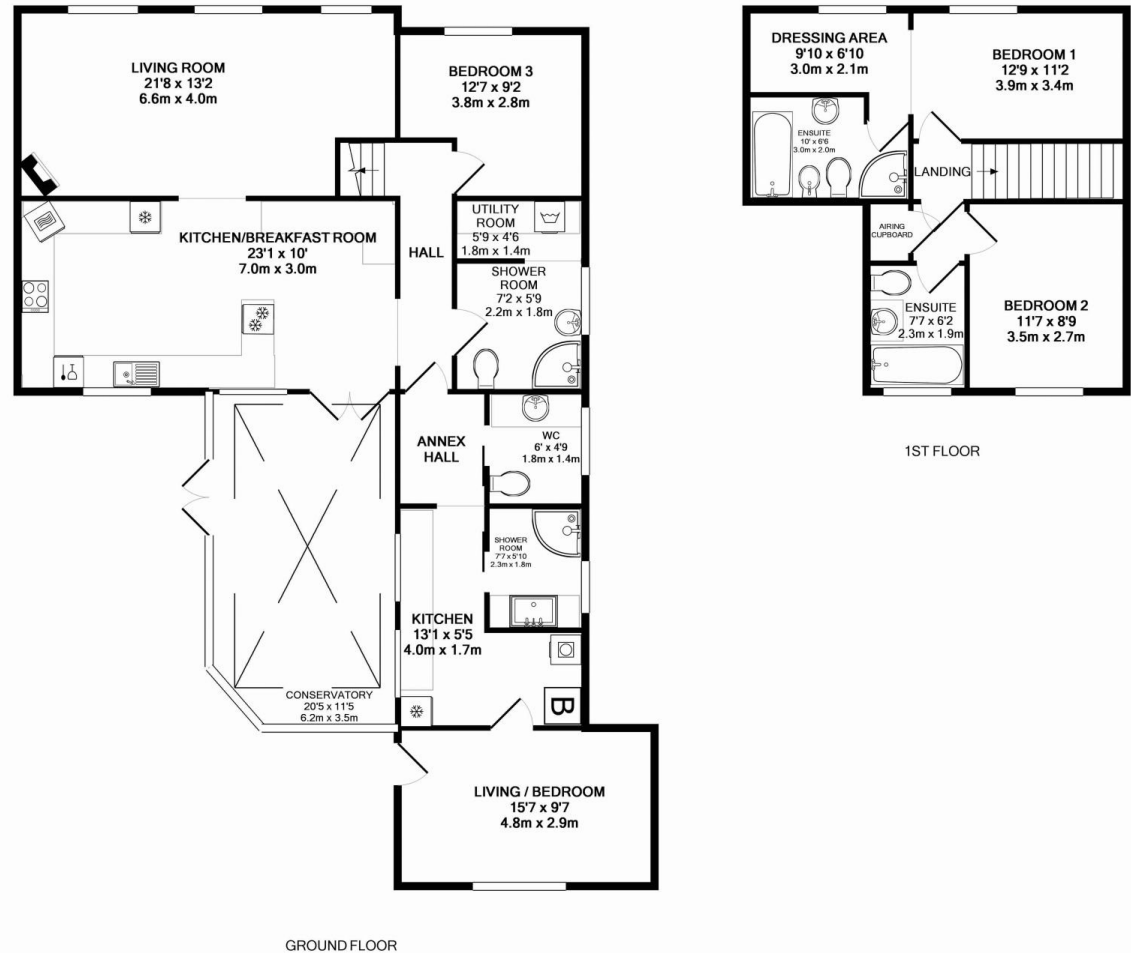
- Conservatory 20' 5" x 11' 5" (6.22m x 3.48m)
- Kitchen/Breakfast Room 23' 1" x 10' (7.04m x 3.05m)
- Living Room 21' 8" x 13' 2" (6.60m x 4.01m)
- Inner Hallway 15' 4" x 3' 5" (4.67m x 1.04m)
- Bedroom 3 12' 7" x 9' 2" (3.84m x 2.79m)
- Shower Room 7' 2" x 5' 9" (2.18m x 1.75m)
- Utility 5' 9" x 4' 6" (1.75m x 1.37m)

#### First Floor

- Bedroom 1 12' 9" x 11' 2" (3.89m x 3.40m)
- Walk-In Wardrobe/Dressing Area 9' 10" x 6' 10" (3.00m x 2.08m)
- En Suite Bathroom 10' x 6' 6" (3.05m x 1.98m)
- Bedroom 2 11' 7" x 8' 9" (3.53m x 2.67m)
- En Suite Bathroom 7' 7" x 6' 2" (2.31m x 1.88m)

#### Annex (Ground Floor)

- Entrance Hallway 6' 1" x 5' 10" (1.85m x 1.78m)
- Cloakroom 6' x 4' 9" (1.83m x 1.45m)
- Kitchen 13' 1" x 5' 5" (3.99m x 1.65m)
- Shower Room 7' 7" x 5' 10" (2.31m x 1.78m)
- Living / Bedroom 15' 7" x 9' 7" (4.70m x 2.92m)



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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# Les Landes Cottage,

Castel, Guernsey

## Appliances & Inclusions

To include the fitted flooring, the curtains, blinds and shutters as hung, and the fitted light fittings.

Appliances include;

Hotpoint double electric oven

Neff electric hob

Integrated extractor

Hotpoint dishwasher

LEC under-counter fridge and freezer

Hotpoint Aquarius washing machine

Annex: LEC free-standing fridge/freezer

Hotpoint Aquarius dishwasher

## Services & Construction

Mains electricity, water and drainage. Oil fired central heating. uPVC double glazing.

We understand the property is of granite construction.

For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its conditions or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and are for guidance only. Prospective purchasers or tenants should make their own investigations before making any agreement to purchase or lease. Martel Maides Ltd.

## Notes

Perry's Guide Map Reference: Page 16 B2

## Directions

Turning into Les Baissieres from Rue du Friquet, the access lane to the property is after the two properties on the right hand side, the property is the second on the left up this lane.

