

£995,000



Highland View, Les Vardes, St Peter Port

Perry's guide reference: 25 E/F3



- Large Detached Property With Wing
- In Secluded Les Vardes Location
- With Extensive Outbuilding/Garages
- Lovely Wooded Gardens & Land
- Plenty Of Parking & Potential
- TRP 361

Description

A detached property, occupying a large site in a quiet off-road location in the heart of Les Vardes.

Offering spacious and comfortable accommodation, the layout comprises a bungalow, with a large lounge/diner, conservatory, kitchen, utility room, boiler room, three bedrooms and bathroom, plus an attached unit, with lounge, separate kitchen, shower room and double bedroom which would be ideal for a dependent relative (or could be absorbed within the other accommodation, to provide additional bedrooms or living space).

Surrounding by trees and established gardens, the property is highly unique, offers parking for multiple vehicles and a large garage/workshop block.

A very special property, which is fully habitable, but with lots of potential for further development and which must be viewed to be fully appreciated.





















Inclusions

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

Appliances include:

- MAIN HOUSE
- Electric oven & hob
- Dishwasher
- Washing machine
- Tumble dryer
- WING
- Electric oven & hob
- Integrated extractor fan

Room Measurements

MAIN HOUSE - GROUND FLOOR

Entrance Hall	29' 2" x 3' 7" (8.9m x 1.08m)
Kitchen	11' 8" x 10' 0" (3.55m x 3.05m)
Utility Room	7' 10" x 4' 7" (2.4m x 1.4m)
Boiler Room	12' 4" x 6' 7" (3.75m x 2.00m)
Lounge/Diner	25' 0" x 12' 0" (7.61m x 3.65m)
Conservatory	18' 4" x 9' 10" (5.6m x 3.00m)
Bedroom 1	12' 10" x 12' 0" (3.9m x 3.65m)
Bedroom 2	13' 10" x 10' 10" (4.21m x 3.31m)
Bathroom	10' 0" x 7' 3" (3.05m x 2.22m)
WING	
Entrance Hall	13' 3" x 3' 2" (4.05m x 0.96m)
Lounge	13' 10" x 12' 4" (4.21m x 3.75m)
Kitchen	10' 4" x 8' 6" (3.15m x 2.58m)
Bedroom	13' 10" x 10' 2" (4.21m x 3.11m)
Shower Room	8' 8" x 4' 11" (2.65m x 1.50m)
Boiler Room	4' 11" x 2' 11" (1.50m x 0.88m)
EXTERIOR	
Garage/Workshop	19' 4" x 16' 0" (5.90m x 4.87m)
Garage 2	19' 4" x 10' 0" (5.90m x 3.04m)
Garage/Workshop 3	26' 3" x 9' 10" (8m x 3m)



Possession

By Arrangement

Services

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

The property is of cavity construction.



Disclaimer: For clarification we wish to inform prospective purchasers that these 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 condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.