



A four bedroom period property which is an ideal family home.

The Dell, La Ruelle Des Forfaitures, Castel, GY5 7XS

Asking Price £795,000



Period style family home with generous accommodation throughout • Offering plenty of potential for further extension • Double garage with space above and ample parking • Large rear garden with a lovely rural outlook • Situated in a lovely quiet lane near to the West coast

Local Information

The Dell is situated in a lovely quiet lane just in land from the popular West coast with a peaceful rural outlook. The local amenities of Cobo Village including a supermarkets, shops, restaurants and bars are all within close proximity.

A regular bus route is available close by from Route de la Hougue du Pommier.

The school catchment area for the property is La Mare De Carteret Primary and High School.

About this property

This semi-detached period property is an ideal family home.

The spacious accommodation is presented over two floors and comprises entrance hall, sitting room, opening to dining room, kitchen, utility room, cloakroom and double bedroom on the ground floor. There are three further bedrooms on the first floor, along with a family bathroom.

Externally, the property offers a large garden, set behind a generous parking area. The parking is further complemented by a double garage and workshop, with the potential for an office space above.

In the recent past, The Dell received permission for demolition and complete re-build which goes some way to demonstrate the

potential of the property. Rebuild, alteration, extension or other adaption can all be considered possible here - subject to the correct permissions.

Services and Notes

Mains electricity and water. Cesspit drainage. Oil fired central heating. Part aluminum double glazing, part wooden glazing. TRP 234.

All fitted carpets, curtains, blinds and light fittings included in the sale. Appliances include; Belling oven with four ring ceramic hob, Liebherr fridge and freezer, LEC freezer, Hoover washing machine, Hotpoint Aquarius dishwasher.

Directions

Entering Ruelle des Forfaitures from Rue Charuee (opposite Melodonia), the property is second on the left, after the slight right hand turn in the lane. Perry's Guide Map Reference: Page 8 D4.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone: +44 (0) 1481 713 463.



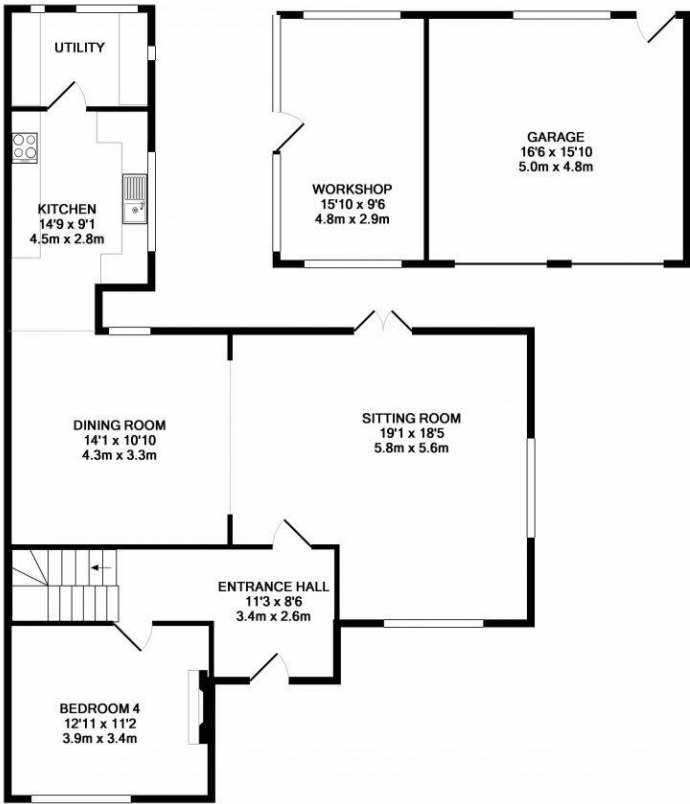


The Dell, La Ruelle Des Forfaitures, Castel, GY5 7XS

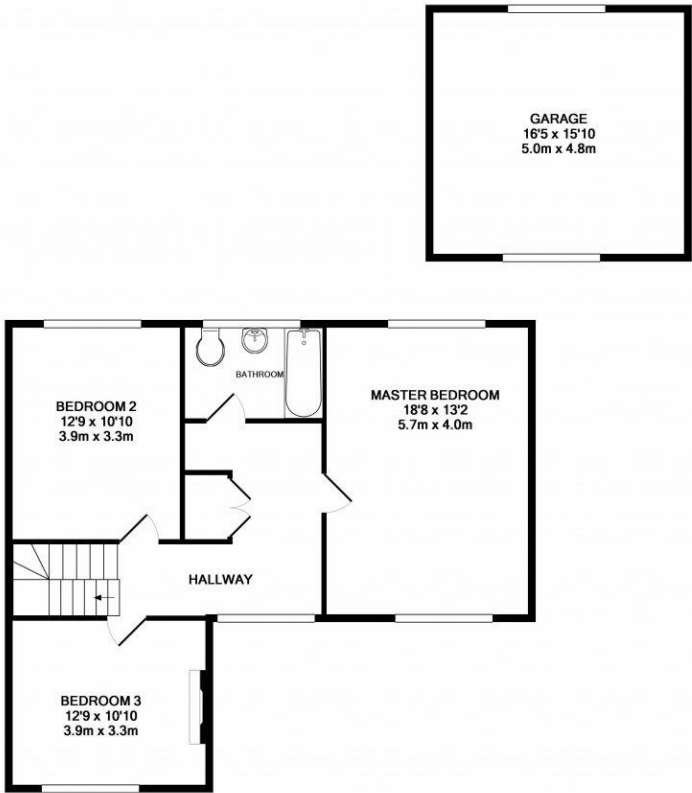
Gross Internal Area 2519 sq ft, 234 m²

Guernsey

+44 (0) 1481 713 463



GROUND FLOOR



1ST FLOOR

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.
Made with Metropix ©2019

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

