



Fantastic opportunity to acquire a character property on a plot of over three acres.

Auckland, Grande Rue, Vale, GY3 5EE

Asking Price £799,000, Freehold



Superb opportunity to renovate a beautiful Victorian house • Situated on a plot of over three acres in total • Unique property with many character features throughout • Fantastic potential to extend and create a lovely family home • Ample parking and outbuildings including a vine house and garage • Located in a sought after area close to Bordeaux harbour

Local Information

Auckland is situated in a superb position just inland from Bordeaux Harbour with Beaucette Marina and Restaurant, L'Ancrese Common and the amenities of The Bridge all within close proximity. A regular bus route is available along Rue Des Bordeaux/Grande Rue. The school catchment area for the property is Vale Primary and St Sampsons High School.

About this property

This beautiful, listed Victoria villa presents a superb opportunity for a potential purchaser to create a substantial family home, which currently has retained many of its original character features.

In need of complete renovation throughout, the property currently offers good-sized accommodation, with the possibility to extend if desired, subject to the relevant planning permissions.

At present, the property comprises entrance porch, hallway, living room, dining room, snug, sitting room and kitchen on the ground floor. On the first floor are two double bedrooms, bathroom, separate cloakroom and a landing area, which could be utilised as a study area or split, to create a further room. The second floor comprises two further double

bedrooms, with a landing area, which could also be split to create further accommodation.

To the side of the property is a double garage, with fully floored space above, along with a washroom and a vine house. With the relevant permissions, these outbuildings could present the opportunity to create secondary accommodation.

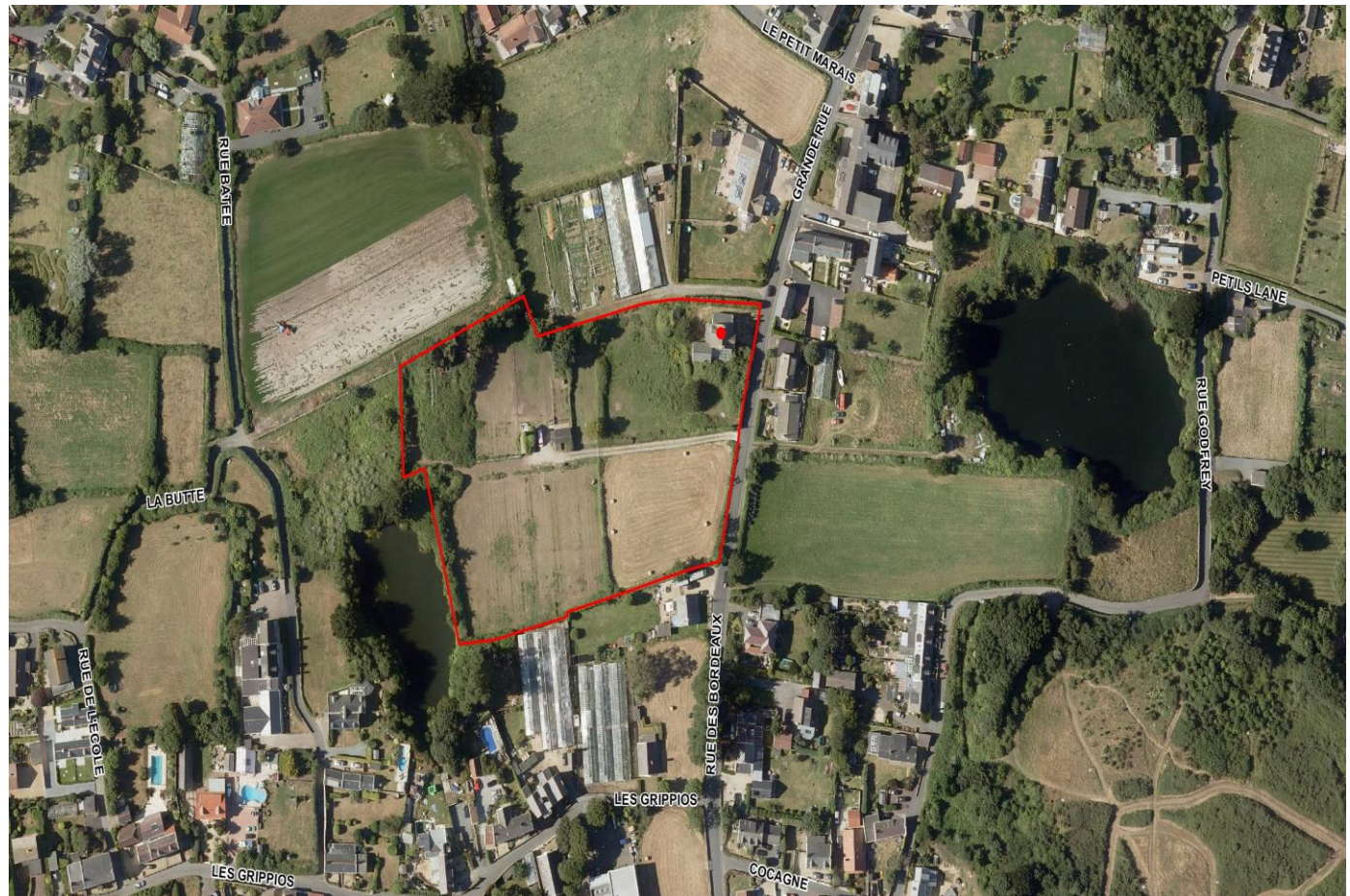
To the front of the property is a garden area, with ample parking to the side and rear, along with a lawned garden area.

In total, the property benefits from a sizeable amount of agricultural land to the rear and left hand side, of approximately 2.7 acres. These fields can be accessed via the rear garden or a separate entrance to the left of the property.

This unique property is truly one that must be seen to fully appreciate all that it has to offer, viewing is highly recommended.

Services and Notes

Mains water, electricity, gas and drainage. Wooden single glazing. The property is of granite construction. TRP Domestic 414 and 317. The house, outbuilding, roadside wall and railings are all Heritage listed.





Tenure
Freehold

Directions

Travelling North along Rue Des Bordeaux the property is situated on the left hand side approximately half way down. Perry's Guide Map Reference: Page 7 G5.

Viewing

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

Telephone: +44 (0) 1481 713 463.







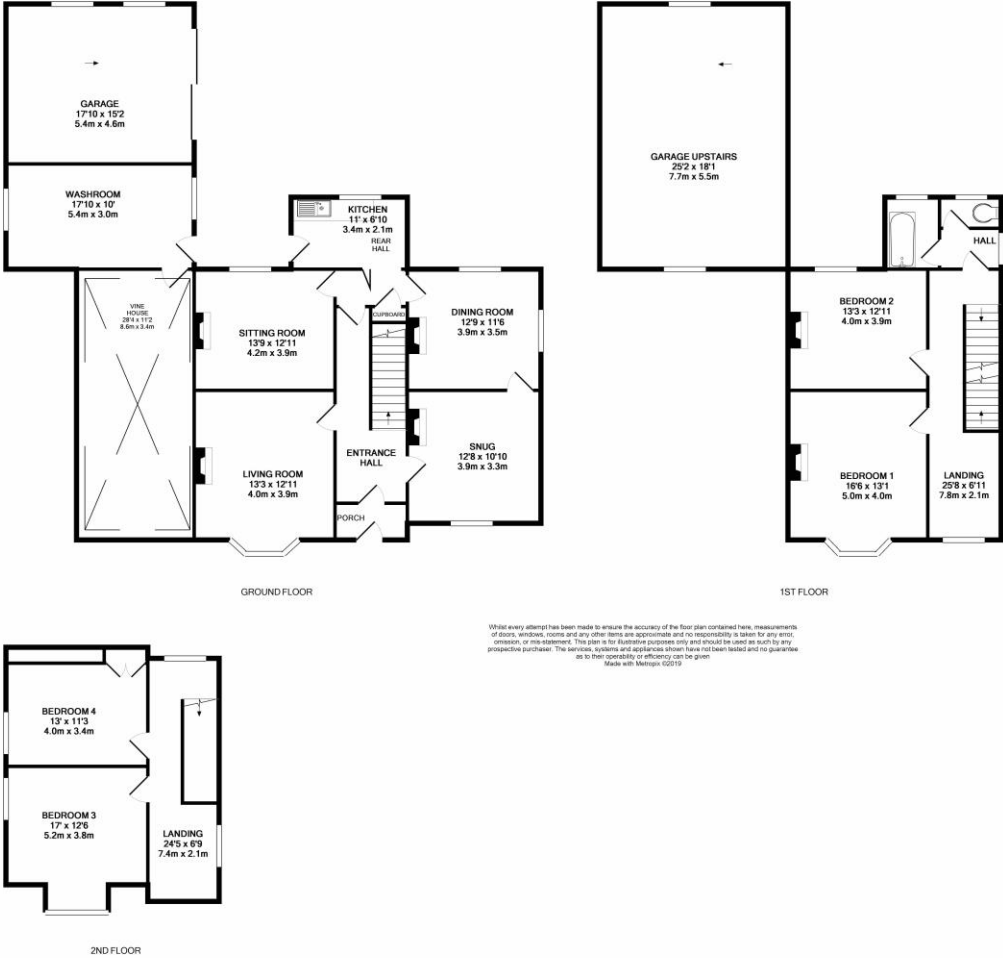


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Gross Internal Area 4467 sq ft, 415 m²

Guernsey

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