



A charming three bedroom bungalow with approved permission to build a unique new home.

La Foret, Rue Des Cambrees, Torteval, GY8 0LD

Asking Price £850,000

savills



Situated in a sought after location in the lanes of rural Torteval • Charming three bedroom bungalow with scope • Extensive approved plans to create a fantastic family home • Positioned on a substantial plot (1+ acre) with a lovely outlook • Set back from the lane enjoying total privacy

**Local Information**

La Foret is situated in a tranquil location in the lanes of rural Torteval, enjoying an outlook over neighbouring agricultural land and distant sea views from the forested area. Local amenities including St Peter's Post Office, Morrisons and Fort Grey are all within close proximity to the property. A main bus route is available nearby from the Route Des Sages.

**About this property**

La Foret is a charming three-bedroom bungalow in one of the most highly regarded areas of the Island, close to the Torteval/St Peter's border.

Whilst the current property is totally habitable and comfortable, Environment have approved the current owners' plans to demolish, re-position and re-build a unique home on the site in a New England style as featured above.

The new build will comprise four bedroom suites, one of which will be on the ground floor, and will allow for future proofing or independent living for family members. There is a glorious open plan living area for entertaining, which will link beautifully with the secluded gardens. Covered porches and verandas further complement the superb setting.

Notwithstanding the permissions in place, purchasers may prefer to

alter or extend the current property to suit their particular needs. Further details and plans are available upon request.

**Services and Notes**

Mains electricity and heating. Cesspit drainage. Mains and Well water. UPVC double glazing. The property is of solid block construction. TRP 95.

**Directions**

Travelling up Route Des Sages, take the left hand turning in to Rue Des Sages and carry on in to Rue Des Cambrees, the property is on the right hand side directly after the S bend. Perry's Guide Map Reference: Page 26 D2.

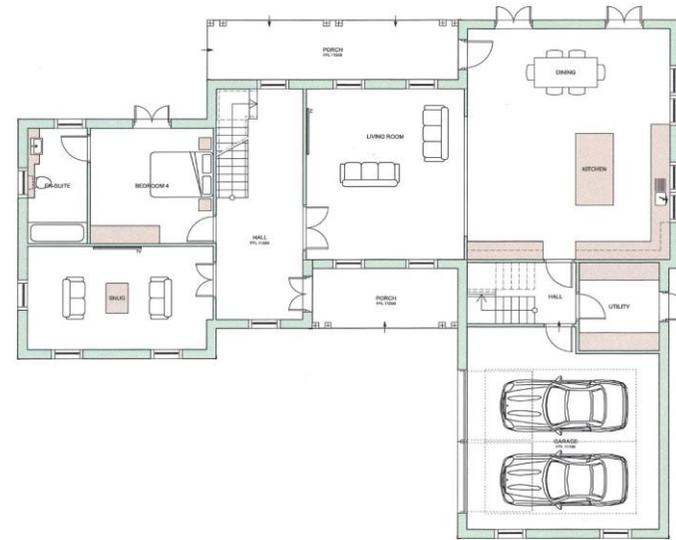
**Tenure**

Freehold

**Viewing**

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

Telephone:  
+44 (0) 1481 713 463.



PROPOSED GROUND FLOOR PLAN  
Scale: 1:50

PROPOSED GROUND FLOOR PLAN

NUMBER: DATE: FLOORPLAN: 01  
**MR & MRS J MARTEL-DUNN**  
 PROJECT: PROPOSED DEMOLISH & REBUILD  
 1st Floor  
 2nd Floor  
 External  
 Boundary  
 OVER FLD  
 PROJECT NO: 6983-01 B3  
 DRAWING TITLE: PROPOSED PLANS-GROUND FLOOR PLAN  
 DRAWN BY: JMB DATE: 14/08/2018  
 PROJECT LEAD: JMB DATE: 08/08/2018  
 STATUS: FOR APPROVAL:  FOR CONSTRUCTION:

PH: +44 (0) 1481 713 463  
 E: J.MARTEL@SAVILLS.COM  
 WWW.SAVILLS.COM

PF-A



PROPOSED FIRST FLOOR PLAN  
Scale: 1:50







La Foret, Rue Des Cambrees, Torteval, GY8 0LD

Gross Internal Area 1023 sq ft, 95 m<sup>2</sup>

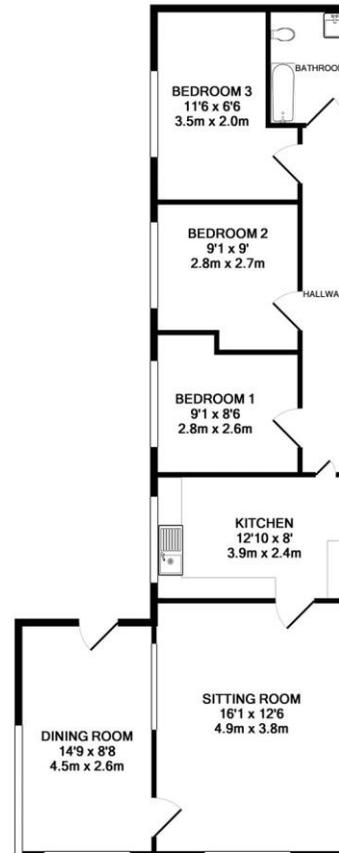
Guernsey

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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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