



A superb home on a large, elevated plot in the heart of St Andrews.

The Ridge, Rue Du Tertre, St Andrews, GY6 8SF

Asking Price £881,000









Superb bungalow with potential to extend if desired • Situated on a large plot including a two acre agricultural field • Lovely front and rear gardens with outbuildings, which could be used as stables • Ample parking for multiple vehicles along with a garage • Located in peaceful lanes with a stunning rural outlook over Talbot Valley

#### Local Information

The Ridge is situated in a lovely rural location in the heart of St Andrews and the Talbot Valley in a beautiful quiet lane. Local amenities including a garage are within close proximity.

A regular bus route is available nearby from Route de la Croix au Bailiff.

The school catchment area for the property is Castel Primary and Les Beaucamps High School.

#### About this property

The Ridge occupies a fantastic elevated plot enjoying stunning rural views over the Talbot Valley.

The property currently offers good sized, flexible accommodation throughout but could be extended should a potential purchaser desire. Presently the accommodation comprises entrance hallway, living room with multi-fuel stove, dining room opening through to a fully fitted kitchen with oak cabinets, conservatory enjoying lovely views, two good size double bedrooms (both with fitted furniture), four piece family bathroom, separate cloakroom, a study/playroom, integral garage and a utility room.

To the front of the property is a private lawned area, while to the side and rear is an enclosed low maintenance area with two timber sheds and a large outbuilding currently used as storage but

could be utilised as stables if desired. In addition the property has ample parking for multiple vehicles along with the garage.

#### Services and Notes

Mains electricity and water. Cesspit drainage. Oil fired central heating. UPVC double glazing. The property is of cavity construction with rockwool insulation. TRP 229.

To include the fitted flooring and carpets, the curtains and blinds as hung and some of the fitted light fittings (the three wall lights in the living room, three wall lights in the hall and the two lights in the dining room are exempt). Appliances include: Hotpoint integrated oven, Ceran integrated hob and Hotpoint freestanding dishwasher.

#### Directions

Travelling along Route Des Talbots from Les Poidevins turn right up in to Rue Du Tertre and the property is the first on the right hand side after the field. Perry's Guide Map Reference: Page 23 G2.

#### Tenure

Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.  
Telephone:  
+44 (0) 1481 713 463.









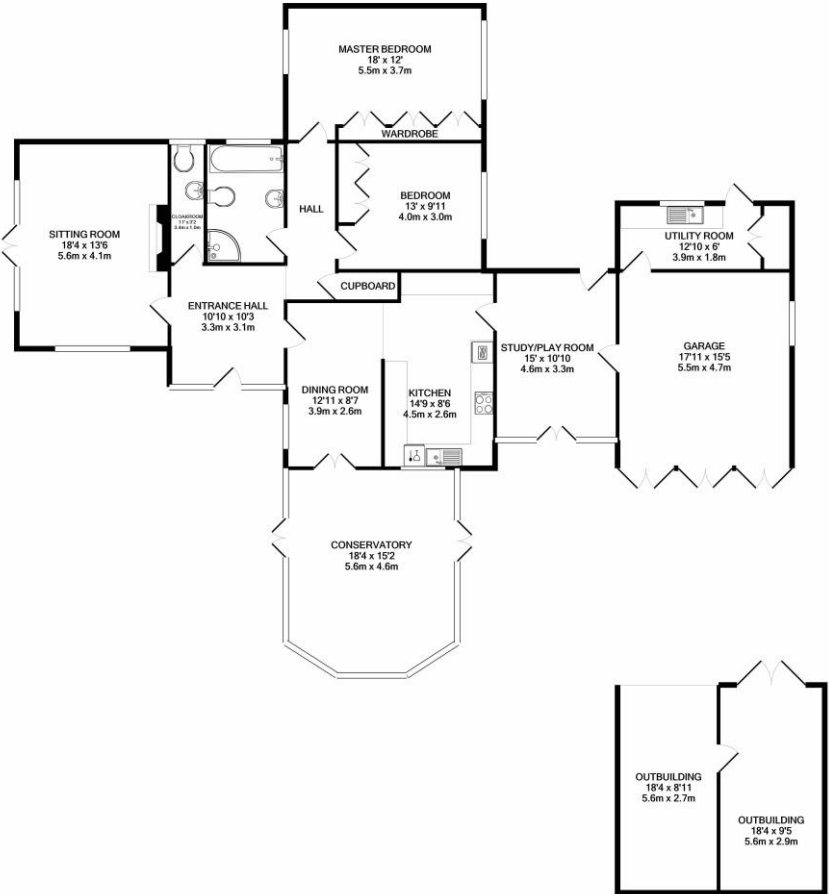


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Gross Internal Area 2465 sq ft, 229 m²

Guernsey

+44 (0) 1481 713 463



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