

SOLE  
AGENT

## Le Marais Farm Cottage

Rue du Marais | Vale | GY35AH

It is rare that a property so full of character and charm is presented to the market. Le Marais Farm Cottage is warm and welcoming while offering the perfect mix of traditional features and modern finishes. This wonderful family home is in immaculate condition and is located in a quiet lane, inland from L'ancresse common with all the coastal amenities within walking distance. Accommodation comprises lounge, kitchen/breakfast room, dining room, sun room, three double bedroom, utility/WC, bathroom and a shower room. To the rear of the property is a large lawned garden, with a hidden seating area complete with fire pit. There is also a private decking area accessed directly from the sunroom. The driveway at the front can facilitate three vehicles, but this could be altered to allow extra parking if so required.

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3 BEDROOMS

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3 BATHROOMS

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2 RECEPTIONS

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**£968,500**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993



PHOTOS

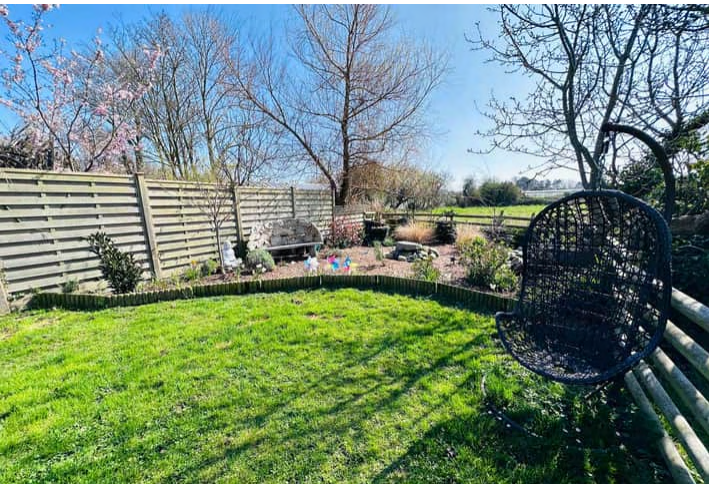






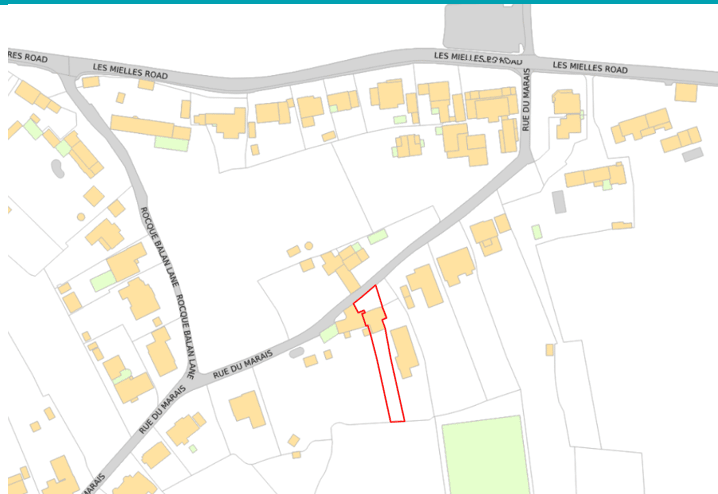


PHOTOS





# SPECIFICATIONS



## Kitchen/Diner

4.89m x 3.90m (16' 1" x 12' 10")

## Dining Room

4.60m x 2.50m (15' 1" x 8' 2")

## Lounge

4.95m x 4.84m (16' 3" x 15' 11")

## Sun Room

7.53m x 3.39m (24' 8" x 11' 1")

## Utility

1.64m x 1.59m (5' 5" x 5' 3")

## WC

1.36m x 1.07m (4' 6" x 3' 6")

## First Floor Landing

3.82m x 1.78m (12' 6" x 5' 10")

## Bedroom 1

4.55m x 4.17m (14' 11" x 13' 8")

## Bedroom 2

5.19m x 4.93m (17' 0" x 16' 2")

## Bedroom 3

3.49m x 3.64m (11' 5" x 11' 11")

## Shower Room

3.25m x 0.78m (10' 8" x 2' 7")

## Bathroom

3.50m x 2.17m (11' 6" x 7' 1")

## Garden

To the rear of the property is a large lawned garden, with a hidden seating area complete with fire pit. There is also a private decking area accessed directly from the sunroom.

## Parking

The driveway at the front can facilitate three vehicles, but this could be altered to allow extra parking if so required.

## PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

## SPECIAL FEATURES

- Full of character and charm
- Quiet and desirable location
- Spacious accommodation
- Large garden

## SERVICES

Mains water, electricity and drainage.

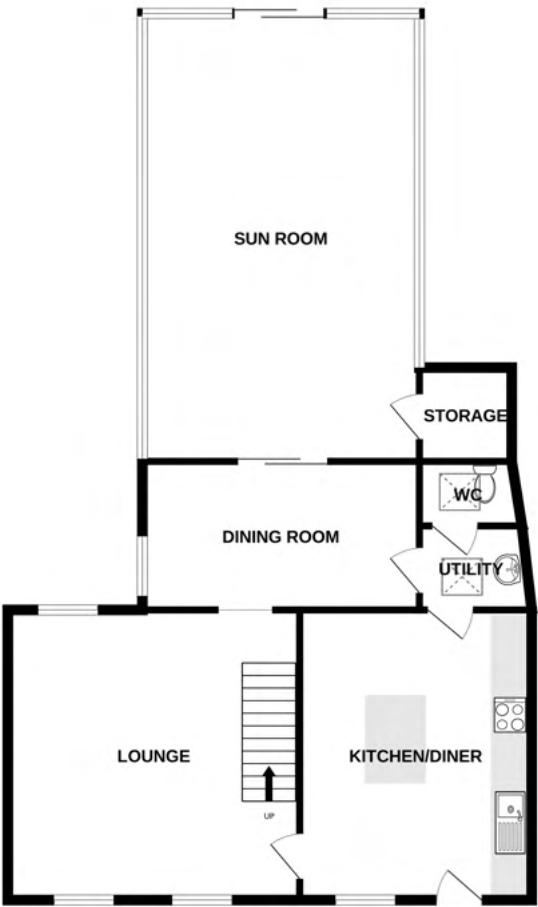
## APPLIANCES INCLUDED

- Rangemaster double oven
- Caple fridge/freezer
- AEG integrated dishwasher
- Bosch washing machine
- Bosch tumble dryer

## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



LE MARAIS FARM COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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