

SOLE  
AGENT

## New Place

Les Dicqs | Vale | GY6 8JW

This detached cottage is located in a highly desirable spot with coastal walks and beaches on your door step and the L'islet amenities within walking distance. New Place is in need of renovation but it is still habitable while work is being undertaken. The plot size would allow for the property to be extended and you only need to look at the neighbouring properties to fully appreciate the potential. Accommodation comprises lounge, kitchen/breakfast room, dining room (bedroom 3), two bedrooms, a bathroom and a WC. The attic is fully floored with uPVC windows but only has ladder access so is not a habitable space, but this provides an opportunity to create additional rooms if required. To the rear of the property is a very large garden split into three grass areas with two outbuildings. There is also a large garage/workshop. A driveway at the side of the property provides parking for a number of vehicles.

£695,000

2 BEDROOMS

1 BATHROOM

2 RECEPTIONS



PHOTOS



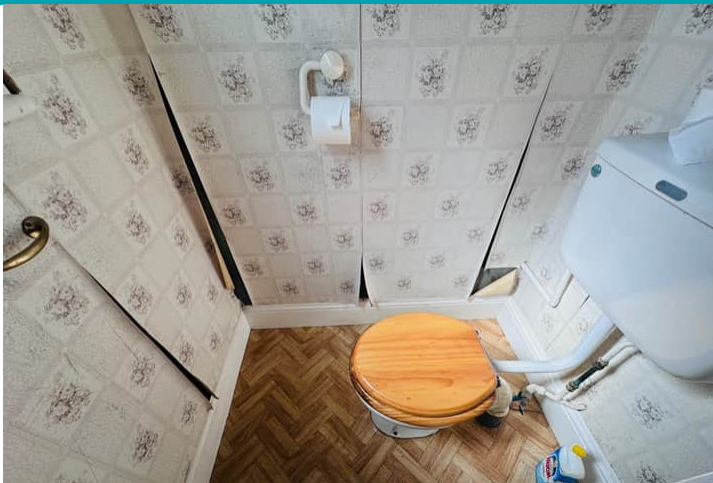


PHOTOS





PHOTOS





PHOTOS





# SPECIFICATIONS



**Entrance Porch**

1.17m x 0.71m (3' 10" x 2' 4")

**Entrance Hall**

6.05m x 1.19m (19' 10" x 3' 11")

**Lounge**

3.36m x 3.28m (11' 0" x 10' 9")

**Kitchen**

3.54m x 3.10m (11' 7" x 10' 2")

**Bedroom 1**

3.40m x 3.33m (11' 2" x 10' 11")

**Bedroom 2**

3.31m x 3.25m (10' 10" x 10' 8")

**Dining Room/Bedroom 3**

3.32m x 3.28m (10' 11" x 10' 9")

**Rear Hallway**

1.34m x 0.70m (4' 5" x 2' 4")

**Bathroom**

2.06m x 1.65m (6' 9" x 5' 5")

**WC**

1.33m x 0.91m (4' 4" x 3' 0")

**Rear Porch**

1.40m x 1.00m (4' 7" x 3' 3")

**Attic Room 1**

4.83m x 3.70m (15' 10" x 12' 2")

**Attic Room 2**

3.36m x 2.70m (11' 0" x 8' 10")

**Garden**

To the rear of the property is a very large garden split into three grass areas with two outbuildings. There is also a large garage/workshop.

**Parking**

A driveway at the side of the property provides parking for a number of vehicles.

**PRICE INCLUDES**

Curtains, carpets/flooring and light fittings

**SPECIAL FEATURES**

- uPVC double glazed
- Working coal fireplace
- Coastal location
- Large attic
- Garage/workshop

**SERVICES**

Mains water and electricity.  
Cesspit drainage.

**APPLIANCES INCLUDED**

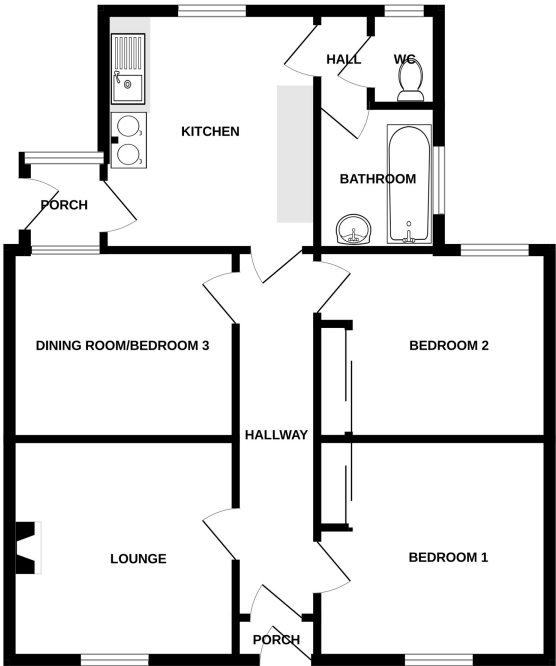
- Fridge/freezer
- Aga

**SCHOOL CATCHMENT**

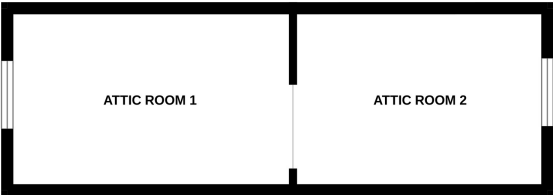
Hautes Capelles Primary School  
and St Sampson High School



GROUND FLOOR



1ST FLOOR



NEW PLACE

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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