



## Beaulieu

Route de la Croix Au Bailiff | St Andrew | GY6 8RZ

This detached cottage is presented to the market in move-in condition and offers spacious rooms that are full of character, while also having potential to extend across the back creating modern, open-plan living. This wonderful family home is located in the heart of the Island with quiet lanes nearby and both The West Coast and Town a short drive away.

Accommodation comprises large lounge/diner, kitchen/breakfast room, dining room, three bedrooms, a bathroom, a WC and a utility room. To the rear of the property is a mature and beautifully landscaped garden which is very private owing to the neighbouring fields. The garden is predominantly laid to lawn with raised decking that gets the last of the evening sun. There is also a large cabin-style summerhouse. The brick-paved driveway at the front of the property can facilitate parking for a number of vehicles and there is space to build a garage is so required.

**£835,000**

ESTATE AGENTS & PROPERTY MANAGERS

**3 BEDROOMS**

**1 BATHROOM**

**2 RECEPTIONS**

**Shields  
& Rutland**

OPENING DOORS SINCE 1993



# PHOTOS



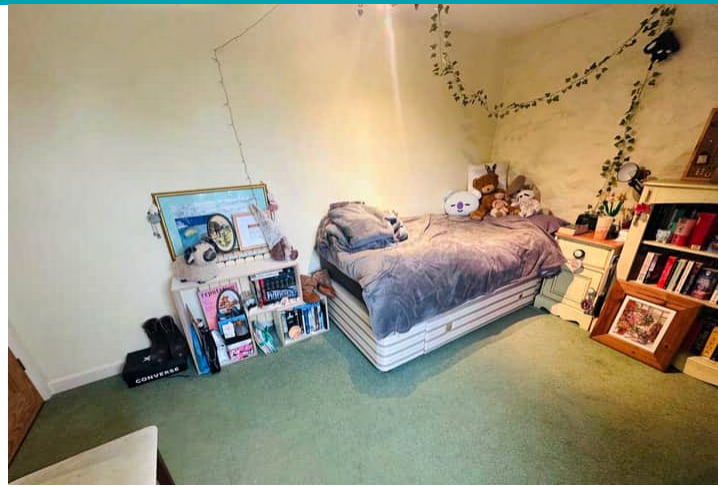


PHOTOS



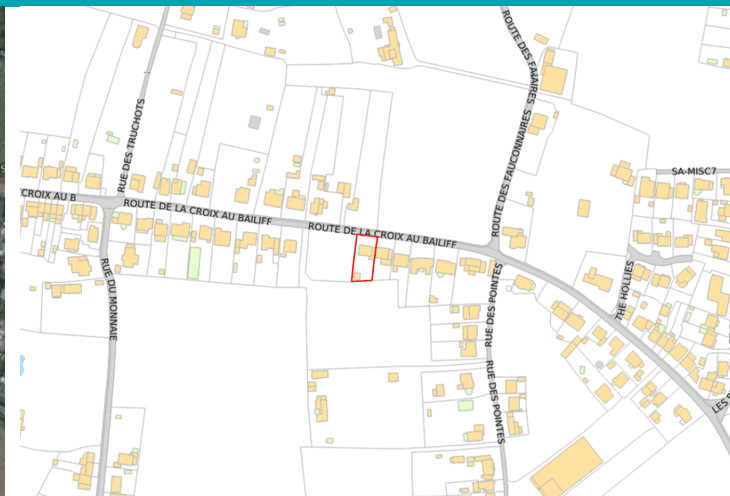
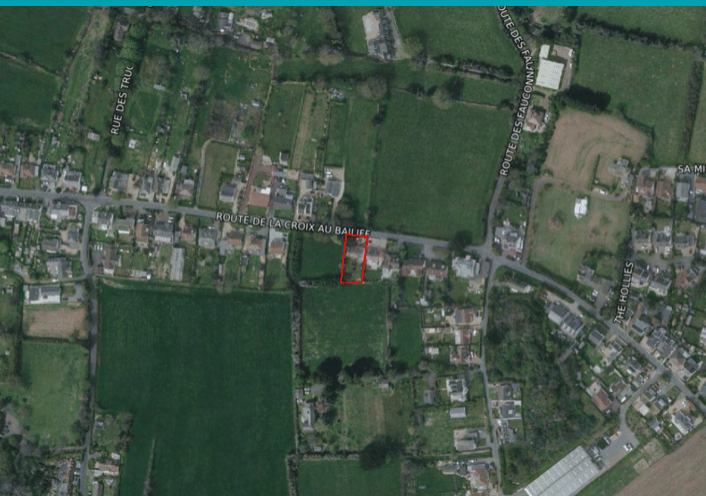


PHOTOS





# SPECIFICATIONS



## Entrance Hall

5.04m x 1.65m (16' 6" x 5' 5")

## Lounge/Diner

7.00m x 3.90m (23' 0" x 12' 10")

## Kitchen/Breakfast Room

6.77m x 2.04m (22' 3" x 6' 8")

## Dining Room

3.87m x 3.77m (12' 8" x 12' 4")

## Utility Room

3.43m x 2.32m (11' 3" x 7' 7")

## Bedroom 3

3.65m x 2.86m (12' 0" x 9' 5")

## WC

1.65m x 1.46m (5' 5" x 4' 9")

## First Floor Landing

4.36m x 1.66m (14' 4" x 5' 5")

## Master Bedroom

5.44m x 3.93m (17' 10" x 12' 11")

## Bedroom 2

3.77m x 3.01m (12' 4" x 9' 11")

## Bathroom

3.76m x 2.32m (12' 4" x 7' 7")

## Garden

To the rear of the property is a mature and beautifully landscaped garden which is very private owing to the neighbouring fields. The garden is predominantly laid to lawn with raised decking that gets the last of the evening sun. There is also a large cabin-style summerhouse.

## Parking

The brick-paved driveway at the front of the property can facilitate parking for a number of vehicles and there is space to build a garage if so required.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Working fireplace
- Potential to extend
- Original features
- Private garden

## SERVICES

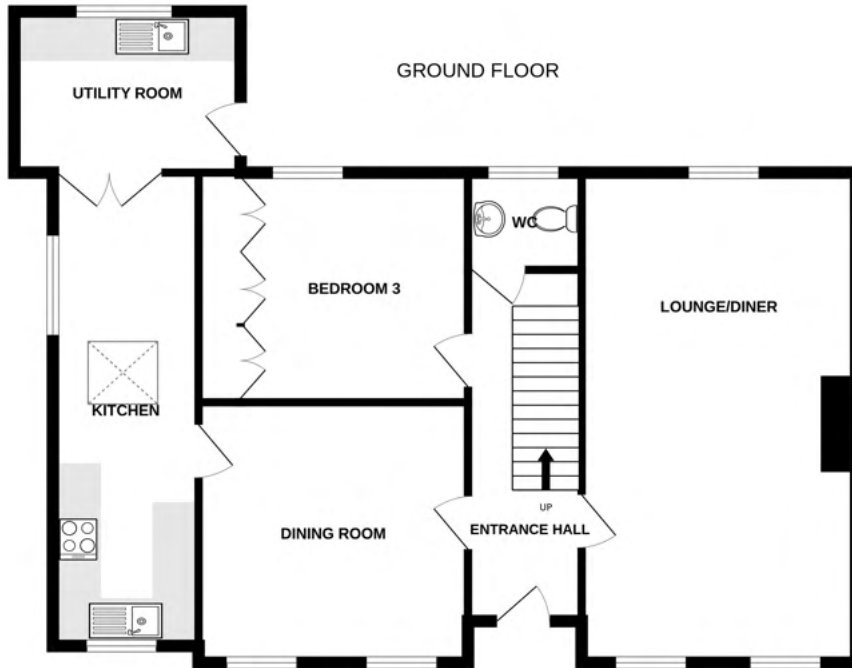
Mains water, electricity and drainage. Oil fired central heating.

## APPLIANCES INCLUDED

- Neff double oven
- Neff four ring hob
- Extractor fan
- Integrated fridge

## SCHOOL CATCHMENT

St Martins Primary School and Les Beaucamps High



## BEAULIEU

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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