



## Le Bourg de Haut

Le Bourg de Haut | Forest | Guernsey | GY8 0BF

This beautiful cottage dates back to the 1300's and has retained so much character and charm while benefitting from modern improvements throughout. This wonderful family home is presented in move-in condition and is located in a desirable location with country walks on the doorstep and shops and bars nearby. Accommodation comprises open plan lounge/kitchen/diner, three double bedrooms, a study which could easily be a fourth bedroom, an en-suite bathroom to the master bedroom, a shower room, utility room and a WC. To the rear of the property is a lawned garden with a large patio area, bordered with mature trees and shrubs. There is a charming granite outbuilding which has power and lighting and offers a multitude of uses (this also has a floored attic). There is gated access to the gravel parking area. While this is shared with the neighbouring properties there is allocated parking for 3/4 vehicles.

**£865,000**

ESTATE AGENTS & PROPERTY MANAGERS

**3 BEDROOMS**

**2 BATHROOMS**

**1 RECEPTION**

**Shields  
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



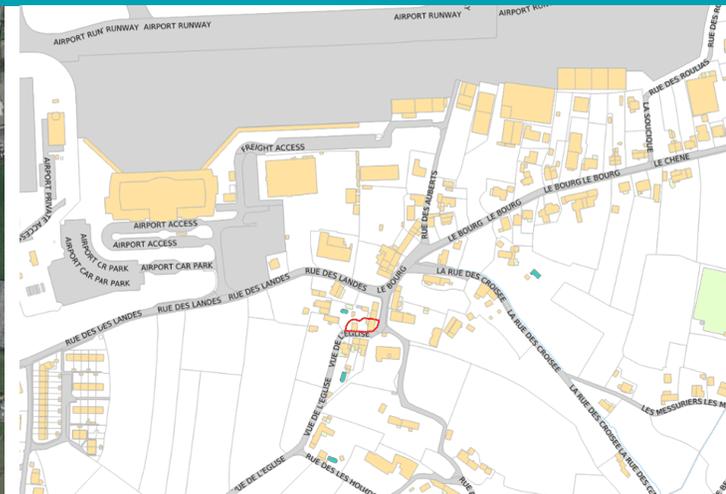
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Kitchen/Lounge/Diner

11.25m x 5.392m (36' 11" x 17' 8")

## Rear Hallway

2.730m x 1.785m (8' 11" x 5' 10")

## Utility Room

3.174m x 1.760m (10' 5" x 5' 9")

## WC

1.8m x 0.88m (5' 11" x 2' 11")

## First Floor Landing

4.77m x 2.936m (15' 8" x 9' 8")

## Master Bedroom

4.851m x 3.381m (15' 11" x 11' 1")

## Bedroom 2

5.025m x 4.420m (16' 6" x 14' 6")

## Shower Room

1.586m x 1.58m (5' 2" x 5' 2")

## Second Floor Landing

3.00m x 2.15m (9' 10" x 7' 1")

## Bedroom 3

6m x 3.686m (19' 8" x 12' 1")

## Study/Bedroom 4

3.7m x 2.791m (12' 2" x 9' 2")

## Garden

To the rear of the property is a lawned garden with a large patio area, bordered with mature trees and shrubs. There is a charming granite outbuilding which has power and lighting and offers a multitude of uses (this also has a floored attic).

## Parking

There is gated access to the gravel parking area. While this is shared with the neighbouring properties there is allocated parking for 3/4 vehicles.

## PRICE INCLUDES

Curtains/blinds, flooring and light fittings

## SPECIAL FEATURES

- Full of character and charm
- Good storage
- Multi Fuel burning stove
- Outbuilding with power and lighting
- Desirable location

## SERVICES

- Mains water
- Mains electrics
- Cesspit drainage
- Oil fired central heating

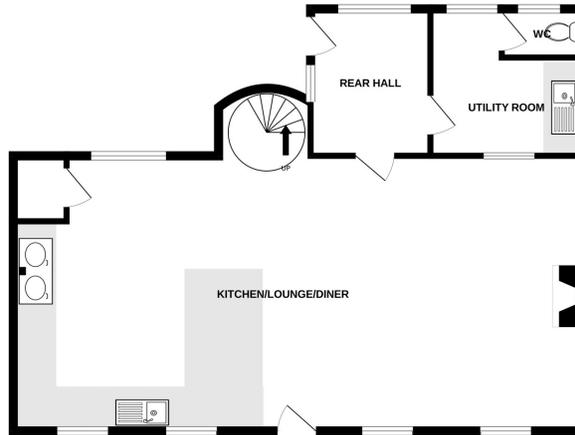
## APPLIANCES INCLUDED

- Rangemaster oven
- Dishwasher
- Hotpoint fridge
- Bosch washing machine

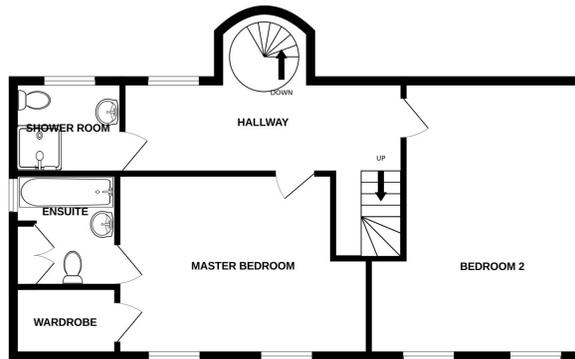
## SCHOOL CATCHMENT

Forest Primary School and Les Beaucamp High School

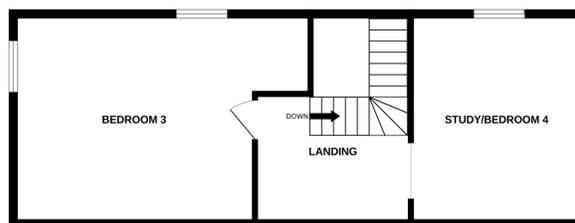
## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



## LE BOURG DE HAUT

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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