

SOLE  
AGENT

## La Pitouillette

Route Des Talbots | Castel | GY57AQ

La Pitouillette is a charming family home located in a quiet, rural area at the heart of the island. The property has been upgraded and modernised by the current owners and is full of character, boasting original features throughout. Accommodation comprises lounge, dining room (bedroom 5), conservatory, kitchen/breakfast room, snug/bedroom four, playroom/workshop, three double bedrooms, a bathroom, two shower rooms and a utility room. To the side of the house is a south facing garden with a large lawn area and sunny patio. The garden has been beautifully landscaped to cleverly make use of the plot by creating tiered borders ideal for growing plants and vegetables. The tarmac drive to the front and side of the property provides parking for a number of vehicles. A small garage offers an ideal space for motorcycles and electric bikes while also doubling up as a hobby room.

**£1,250,000**

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993



PHOTOS





PHOTOS

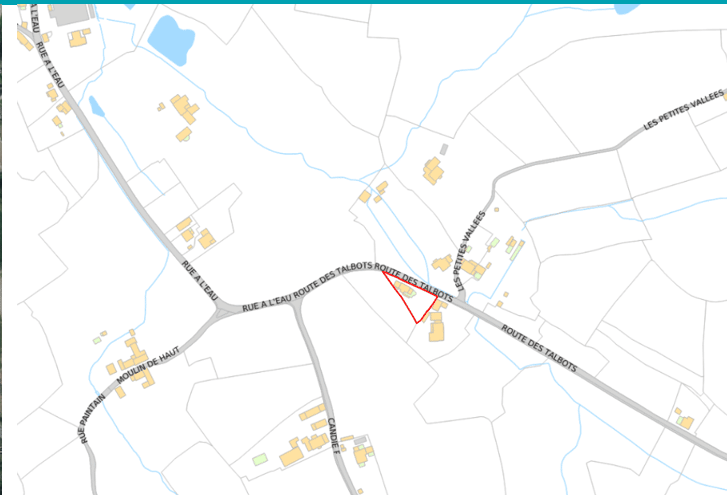








# SPECIFICATIONS



## Entrance Hall

16' 8" x 5' 4" (5.07m x 1.63m)

## Inner Hall

16' 1" x 3' 8" (4.91m x 1.11m)

## Lounge

14' 6" x 10' 5" (4.43m x 3.17m)

## Dining Room

10' 7" x 10' 5" (3.22m x 3.17m)

## Kitchen/Breakfast Room

20' 8" x 9' 9" (6.31m x 2.97m)

## Conservatory

21' 4" x 14' 5" (6.50m x 4.39m)

## Utility Room

5' 1" x 5' 10" (1.56m x 1.77m)

## Shower Room

5' 9" x 4' 3" (1.76m x 1.30m)

## Hallway

3.97m x 1.32m (13' 0" x 4' 4")

## Snug/Bedroom 4

3.46m x 2.98m (11' 4" x 9' 9")

## Playroom/Garage

4.66m x 2.80m (15' 3" x 9' 2")

## Store Room

4.62m x 3.28m (15' 2" x 10' 9")

## First Floor Landing

14' 8" x 5' 7" (4.46m x 1.70m)

## Bedroom 2

14' 8" x 10' 7" (4.46m x 3.22m)

## Bedroom 3

10' 7" x 10' 10" (3.22m x 3.30m)

## Bathroom

10' 4" x 5' 9" (3.16m x 1.74m)

## Rear Landing

12' x 3' 5" (3.65m x 1.05m)

## Master Bedroom

15' 1" x 15' 2" (4.61m x 4.62m)

## Ensuite

7' 9" x 5' 7" (2.37m x 1.70m)

## Garden

To the side of the house is a south facing garden with a large lawn area and sunny patio. The garden has been beautifully landscaped to cleverly make use of the plot by creating tiered borders ideal for growing plants and vegetables.

## Parking

The tarmac drive to the front and side of the property provides parking for a number of vehicles. A small garage offers an ideal space for motorcycles and electric bikes while also doubling up as a hobby room.

## PRICE INCLUDES

Carpets and light fittings.

## SPECIAL FEATURES

- Original features
- Quiet rural location
- Open fireplace
- uPVC double glazing

## SERVICES

Cesspit drainage. Oil-fired central heating. Mains electricity and water.

## APPLIANCES INCLUDED

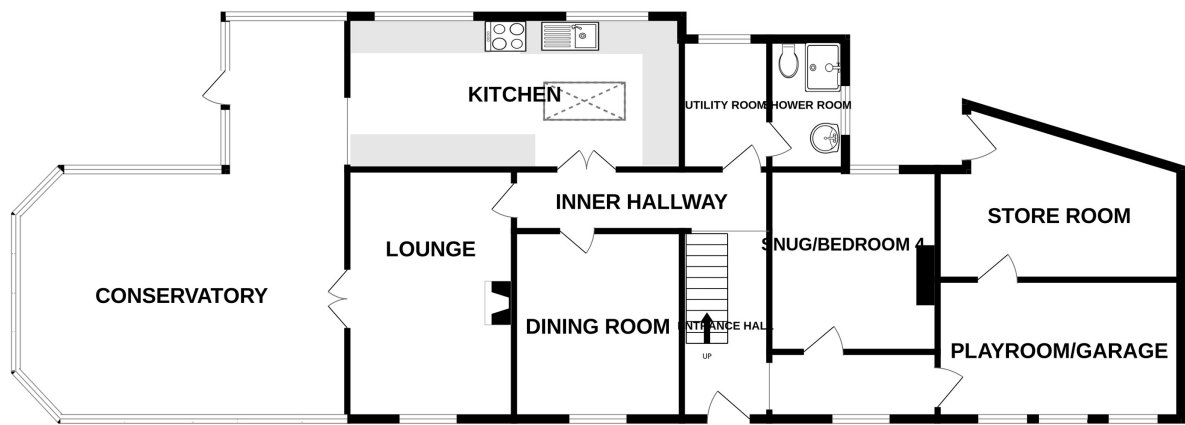
AEG Halogen hob  
Extractor fan  
AEG double oven  
AEG microwave  
AEG dishwasher

## SCHOOL CATCHMENT

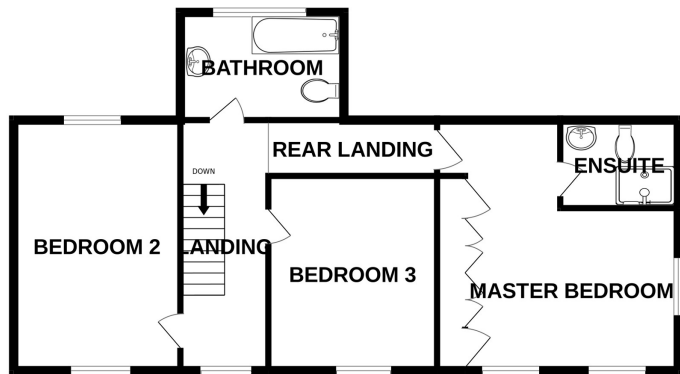
Castel Primary School  
Les Beaucamps High School



GROUND FLOOR



1ST FLOOR



LA PITOUILLETTE

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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